Erie Community College Institutional Assessment / Feasibility Study

Project No. 3982-01

Phase I: General Audit and Preliminary Valuation

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1.0 ECC Summary of Report and Campus Reviews

The general audit of all three campuses has been completed for the Facilities Utilization Focus Area Team. The information reviewed and documented within this report include:

1. **General Condition of the Space**
The general condition of the space includes physical characteristics (one story, two story, original equipment, new equipment, etc.), and environmental characteristics of the space (HVAC, lighting, power and data). This category is the major focus of this report and includes an architectural, mechanical, electrical and site component. After review of all the campuses, we identified areas of required monetary investment. There are two categories of monetary investment we felt were relevant for this report. The first is Health and Safety Investment. This includes items we think are important to update due to their immediate health and safety risk, or items that have reached the end of their useful life and will need to be replaced within one year. The second category is Upgrade of Present Use Investment. This category is more subjective and depends on the goals and values of the college. The South and City campus did not include a mechanical upgrade investment because the present system is appropriate for its current use. We used our professional judgement to determine what upgrades the college may be interested in pursuing.

The North campus was built in the 1950's. It presently consists of nine buildings; the last one built in 1998. It is the campus with the oldest equipment and the most problems related to its aged building materials. We have identified the North campus as needing the most health and safety investment. The campus is also the largest in terms of building square footage. The areas of most concern are the windows, energy efficiency, roofs, ADA compliance, mechanical, and electrical systems.

The South campus was built in 1972. It is composed of seven buildings on site and two off site locations. The buildings are linked on the second floor by a series of bridges. Over the years, these bridges have been a source of weather infiltration problems. The areas of most concern are the windows, the keying system, and the concrete work. The mechanical system requires some upgrading; the electrical system is in good condition.

The City campus is the newest addition to the college and is composed of two buildings. The academic building was originally built in 1901 and was rehabilitated in 1981. The athletic building was built in 1993. The City Campus is the smallest campus in terms of square footage. The areas of primary concern include the windows, the vestibule roofs, the exterior masonry, and investigation of the athletic building cracks. The fire alarm panel needs to be upgraded and the mechanical systems need to be reviewed for ventilation.

The reader should note the investigation was done during the month of August and some repair/renovation is currently underway as well as other repair/renovation projects scheduled for the future. This report identifies the condition of the campus based on the time it was reviewed.

2. **Current Use of the Building**
This is defined as Teaching (includes all spaces where classes are held), Physical Education (includes the Gym and Pool areas), Support (includes Bookstores, Cafeteria's, Libraries, and other areas dedicated to the support of the student), Service (includes maintenance and equipment areas), and Administration (includes all office space). Several of the buildings on all the campuses have a mixed use. Our categorization of it is deemed to be the predominant use.

3. **Utilization of the Teaching Spaces**
This is defined as how much a space is used. This category is limited to actual teaching spaces as shown on the registrar's schedule and does not include any of the non-credit courses offered on the campuses. We reviewed the schedule for one full year and recorded the number of hours a teaching space was utilized. We then divided the time between Fall/Spring daytime classes, Fall/Spring evening classes, summer daytime classes, and summer evening classes. The daytime hours run from 8:00-5:00. We divided the actual hours used by the potential hours available to get a percentage of usage.

4. **Flexibility/Adaptability of the Building**
This is defined as the ability of the space to be adapted for other uses. We rated the flexibility of the building as P (poor), F (fair), and G (good). This rating is subjective and is determined by the future use of the building. Again, this depends on the goals and values of the college. We used our professional judgment to rate the buildings. This was reviewed architecturally, mechanically, and electrically. Architecturally, a poor rating was given to buildings with a specific use (athletic buildings), and also with structural grids that restrict other room shapes. Mechanically, a poor rating was given to buildings with unit ventilators or old equipment. A fair rating was given to buildings with newer equipment or central air. Electrically, a poor rating was given to buildings with a specific use (athletic buildings), and a fair or good rating was given to buildings with newer equipment.

5. **Valuation of the Campuses**
KLW, our consultant was hired to perform the real estate appraisals of all of the campuses. Their report is included within ours.

6. **Data Compilation**
The data was collected from everyone on the team (architectural, mechanical, and electrical) and compiled into three overall summaries for each campus. The back up information from each discipline follows the compiled summary.

2.0 North Campus

2.1 Site

A. Overview: The North Campus is located on the east side of Youngs Road between Main Street and Wherle Drive in the Town of Amherst. In general, the northern portion of the Campus is comprised of athletic fields and the southern portion consists of buildings and parking lots. The Campus is characterized by a series of buildings connected by a central pedestrian spine running north to south. The parking areas are located on the outer perimeter of the Campus.

B. Access Roads: There are four main entry drives to the Campus. A drive is located along the eastern edge of the Campus, which traverses the entire Campus and exits onto both Wherle Drive and Main Street. A second entrance is also located on Wherle Drive. The fourth entrance is located on Youngs Street. All of the main drives through the Campus have been recently resurfaced.

C. Parking: A number on a campus map identifies the parking lots, but the lots themselves are not clearly defined with signage. Also, signage for student and faculty parking is not clearly defined. The distinction between the two uses is poorly signed. The signs are small and infrequent.

1. Parking lot No. 1 is located on the west side of Gleasner Hall. This lot contains alligator cracking, small potholes, and several areas of pavement failure and settling. Lighting for this parking lot is provided and appears to be adequate.

2. Parking lots No. 2 & 3 provide perpendicular parking along Arrow Drive. These two lots are in poor condition. The pavement contains alligator cracking, potholes, and small areas of pavement failure. Evidence of ponding water was also present. Lighting is provided and appears to be adequate.

3. Parking lot No. 4 is located between Bretschger Building, the childcare center and the Service Building and has been recently resurfaced. New curbs have been constructed. Lighting is provided and does not appear to be adequate.

4. Parking lot No. 5 is located adjacent to the Nunan Service Building and is in fair condition. This lot has alligator cracking. Lighting is not provided.

5. Parking lot No. 6 is located on the east side of Bretschger Building. The condition of this lot is fair to poor. Alligator cracking,

small potholes and small areas of pavement failure were present. Lighting for this parking is provided, but does not appear to be adequate. Handicap parking in this lot was not clearly defined. An access drive is located along the west side of the parking lot, separated by a series of curb islands. The access drive has been recently resurfaced, and the curb islands are in good condition.

6. Parking lots No. 7 & 8 are located on the south side of the Campus and have recently been resurfaced and have had new curbs constructed. Lighting is provided and appears to be adequate.

7. Parking lot No. 9 is located on the east side of the Student Center. Access to this parking lot is only from Youngs Road. The pavement condition is poor. Alligator cracking and pavement failures are present. The curbing is in poor condition. Lighting is provided and does not appear to be adequate.

8. Parking lots No. 10 & 11 are located on the south side of the Campus and are in fair condition. Alligator cracking is present. Lighting is not provided for these lots.

D. Handicap access:

1. Access to Bretschger Building is provided via ramps located at the east end of each wing. These ramps appear to meet current regulations. The handrails are in good condition and also appear to meet current regulations. Handicap parking in the adjacent parking lot (No. 6) was not clearly defined.

2. Access to Kittenger Hall, Gleasner Hall, Dry Memorial Library and the Student Center is not clearly defined. Access to these buildings is generally located in the rear of the buildings. These buildings appear to have only one accessible entrance. Many of the ramps do not appear to comply with current regulations. Many of the handrails for these ramps also do not appear to meet current regulations. Handicap parking for these buildings is located in small, remote parking lots. Directional signage for these parking lots is not clearly defined.

E. Pedestrian walkways, stairs and ramps: The walkways on the Campus are constructed of concrete. Approximately 50% of the walkways are in poor condition and in need of replacement. The conditions present include cracked slabs, settled slabs, spalling and deteriorating slabs. Many of the handrails for stairs and ramps are not compliant with current regulations. Several of the handrails are damaged and need replacing. Some of the accessible ramps do not appear to meet current regulations.

Several of the stairs did not have handrails. Several of the stairs are damaged

F. Athletic fields: The Campus has several soccer fields, a hardball diamond and a little league diamond. The condition of the fields is good. The maintenance of the fields is performed by the organizations using them. The maintenance performed by the Campus is limited to mowing the grass. Adjacent to the hardball diamond, batting cage, and practice pitchers mound are located. These items are in a state of deferred maintenance.

G. Tennis courts: The Campus has ten tennis courts. The condition of the surfacing is in fair to poor condition. There are few areas that contain cracks. The perimeter fencing is in poor condition. Parking is not provided adjacent to the tennis courts, the closest lot is approximately 500 feet away.

H. Service Area: The Nunan Service Building provides storage for maintenance equipment. A fenced service yard is located on the north side of the building. The fence is in poor condition. Various pieces of equipment and supplies are strewn about with in the fenced in area in an apparently unorganized fashion.

I. Signage: Directional and informational signage is not comprehensive, nor exhibits a consistent design palette.

J. Fencing: A chain link fence is located along the eastern property line. This chain link fence is in poor condition. Many of the posts are leaning and most of the fabric is damaged.

K. Plantings / Landscaping: The Campus has many mature shade trees. The trees appear to be healthy. There are not many younger, or newer plantings, less than ten years on the Campus. There are not many foundation plantings. Gleasner Hall is the only building with foundation plantings around most of the building. The remainder of the buildings has a few plants sporadically located around the perimeter. The Campus may want to implement a tree-planting program.

2.2 Overall North Campus

A. Architectural (North)

The campus consists of nine buildings dating from 1953, with the newest addition, Mary Lou Rath Child Care Center constructed in 1998. The buildings are individually situated on the southern portion of the site. The majority of the buildings are of a steel frame construction of one or two

stories with masonry wall and partitions. The buildings have a brick finish exterior with aluminum doors and windows. All the buildings have a flat roof construction. They are constructed on bedrock, so the majority of them do not have any basements; however, some do have a crawl space beneath them. Asbestos floor tiles are present within some buildings, and asbestos insulation is around some of the pipes.

B. Mechanical (North)

Heating

All buildings on the campus are heated by low pressure steam central boiler plants, one in the Nunan Service Building (N), one in the Spring Student Center (S) and one in the Bretschger Technical Center (B). The N-Building plant serves that building, Bell Sports Center and Kittenger Hall. The S-Building Plant serves that building, Dry Memorial Library and Gleasner Hall. The B-Building serves only that building. All boilers are either fuel oil fired or dual (gas/oil) fuel. The boilers are original to the campus. (See individual building descriptions for age)

The underground steam and condensate piping network has been replaced within the last 5 years and is direct buried pre-insulated or installed in a pipe tunnel.

Air Conditioning

There is no central system on the campus. Gleasner Hall, Kittenger Hall, Spring Student Center and Dry Memorial Library are either entirely or partially air conditioned by systems in those buildings.

Plumbing and Drainage

A water distribution system exists to serve all buildings, the main service to the campus comes from Youngs Road. The campus natural gas service comes from Wherle Drive and gas is distributed underground to all buildings on campus.

C. Electrical (North)

The North Campus has various electrical systems that were reviewed and documented during the site visit. These systems included Main Incoming Service, Building Power Distribution, Emergency Power, Lighting, Fire Alarm, Telephone, Data/Network Communication, Security and P/A. Most of the Building Power Distribution panels were filled to capacity and had little or no room to add any new circuit breakers. Cable management for data/communications cabling within and between buildings is an inherent problem.

Main Incoming Electrical Service

The incoming 4160-volt service comes into the main 5 kV Westinghouse switchgear in located in the 700 wing of Bretschger Technical Center. There is one meter, which served the entire campus. From this 1950 vintage switchgear the power is distributed through an underground loop system to each building on campus except the Mary Lou Rath Child Care Center which receives 480-volt power from a circuit breaker in the Bell Sports Center.

Building Power Distribution

The majority of the buildings have one main power transformer with the exception of Bretschger Technical Center, which has two transformers. Each transformer has a 4160 volt primary and 120/208-volt secondary with adjacent panelboards, which feed subpanels located in various electrical closets within the buildings. Although there is some space for additional circuit breakers in the main panelboards, there is in most buildings little or no available space for expansion in the building subpanels.

Emergency Power Systems

Each building, except for Dry Memorial and Mary Lou Rath Child Care Center, is equipped with an emergency generator, which provides power for emergency and exit lighting, fire alarm systems and in some cases limited boiler operation.

Lighting

The majority of the lighting throughout the buildings on campus has been recently upgraded to energy efficient types consisting primarily of T8 fluorescent fixtures with electronic ballast and where applicable either High Pressure Sodium or Metal Halide type fixtures.

Fire Alarm System

The campus fire alarm system has recently been upgraded to incorporate Simplex 4020 fire alarm control panels throughout the buildings along with new fire alarm devices where required to meet code.

Telephone System

The present telephone system consists on Nortel Meridian equipment that each building on the campus is connected to and then ties to the main switch located at the City Campus. A new Voice over I/P telephone

backbone incorporating new fiber optic lines is being installed throughout the campus and is scheduled to be functional within a few months.

Data Network

The existing data network has the main servers located at the North Campus in Gleasner Hall. The original data system consists of primarily IBM equipment connected via copper to IBM hubs within the campus buildings and then back to the main servers. The present cable management and routing throughout the campus is in quite poor condition and in need of improvement. There is a new plan to have an upgraded data system installed that will consist of Cisco equipment and will bring 10/100 to the desktop. This new system is anticipated to be installed and operational within the next six months.

Security

There are individual security systems within certain buildings. These consist of cameras located primarily in corridor ceilings to monitor access to rooms containing computer facilities.

P/A system

The campus Public Address system is non-functional at present, although much of the amplification equipment and many speakers are still in place.

2.3 Bretschger 100 – 700, North Campus

A. Architectural (North)

General

This was one of the original buildings constructed in 1953. It was initially four individual buildings, but it was joined together in 1967. The building consists of a single story steel frame with masonry walls, partitions, and a flat roof. The building houses technology labs with lecture theatres and classrooms. The overall condition of this structure is good; however, the interior finishes are outdated.

Exterior Appearance

The exterior finish is of a white brick with aluminum doors and windows. The windows make up the majority of the external surface of the technical labs. These windows are formed of single glazing with metal panels at a higher level. The roof is formed of a single-ply membrane with several

raised brick walls, which separate the overall roof area. The edges are finished with aluminum fascia.

Interior Appearance

The corridor floors consist of terrazzo finish with the technical labs having concrete floors and classrooms having VAT flooring. Corridor walls are ceramic glazed blocks. The remaining walls are plastered masonry or exposed blockwork with a painted finish. Ceilings within the technical labs are exposed steel ceiling beams. In the remaining rooms, a suspended ceiling grid is installed with acoustic tiles. The overall finishes are good but dated by the colors of the ceramic tiles.
Facilities for the physically impaired were minimal with only one exit to an access ramp, and no push pads were present to allow for easy opening of the doors.
Toilets have tiled finished floors and walls with screen partitions.

B. Mechanical (North)

Heating

The building is heated by a steam distribution system with finned tube radiation, convectors, unit ventilators and air handling units. Steam is generated in a boiler plant with three low-pressure dual fuel boilers. The boiler plant is located in the 300 wing. The condensate/vacuum pump for the building is located in the crawl space of the 100 wing. All the main heating plant equipment is original to the buildings. One boiler has been recently re-tubed, the other two are in need of tube replacement. The condensate/vacuum pump has been recently re-built. The plant serves all wings of B-building. The two large lecture halls and the original chemistry labs in the 600 wing are air conditioned by a DX coil in the air handling unit serving the space with roof mounted condensing units. Ventilation is provided by the air handling units and unit ventilators in the building. Exhaust is provided by roof mounted exhaust fans. All steam, condensate and pump discharge piping is located in the crawl space and was installed in the original buildings (100,300,500 and 700 wings) or the additions (200,400 and 600 wings. All terminal heating equipment (unit ventilators, convectors, etc) is original. The unit ventilators are not functioning properly for ventilation and proper temperature control. The components are old and in need of replacement.

Plumbing

The plumbing fixtures and piping are original to the building, either the original wings or the additions. Hot and cold water is distributed within the crawl space to the fixtures and equipment. Each wing has a gas fired domestic water heater for the requirements in the vicinity of the heater.

The heaters are at least 10 years old. There is one water service to the building. It does not have a back flow preventor.

Fuel Storage

There are three (3) #4 fuel oil underground storage tanks on the campus. They serve the three boiler plants. The tanks for the B building and S building boiler plants were both installed in 1960. The tank for the N building boiler plant is a 10,000-gallon capacity tank installed in 1991. There are also two (2) vehicle fuel tanks near N building, a 500-gallon gasoline and a 500-gallon

C. Electrical (North)

The 4160 volt primary power comes into the facility through a 1950's vintage G&W oil filled tie switches to a Square D 500 kVA transformer in the '300' wing and to a Square D 300 kVA transformer in the '700' wing. There are two 120/208-volt secondary distribution panels in the '300' wing with four 3-pole spaces in the Square D switchboard section and three 3-pole spaces in the FPE section available for expansion. The 120/208-volt Square D secondary distribution panels in the '700' wing have three spaces available for future expansion. There is a 7.5 kW Onan emergency generator in each wing that provides power for exit and emergency lighting, fire alarm and some boiler pumps. The majority of the office and corridor lighting consists of T8 fluorescent fixtures along with some lecture room incandescent downlights controlled by remotely mounted relays. The Fire Alarm system is a Simplex type with a 4020 annunciator panel with detector and alarm devices throughout the building. The data system was connected to the campus network Cisco routers and Chipcon concentrators. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The campus P/A system is not functional although the amplifier and some speakers are still located in the building. Security cameras are distributed throughout the building to view areas where computer workstations are located.

2.4 Gleasner Hall, North Campus

A. Architectural (North)

General

Constructed in 1953, this was one of the original buildings on campus. It consists of a two-story steel frame construction around a central corridor that runs through the building with masonry walls, partitions, and a flat roof. The building houses the administration offices and a lecture hall.

Exterior

The exterior finish is of a white brick with sections formed of color-glazed bricks. The windows are formed of single glazing that has metal panels above in an aluminum frame that appears to be the original. The external doors and main entrance are formed within aluminum storefront sections that have been recently replaced. The roof has a ballast membrane construction on the single storage section. On the second story, a single ply roof membrane is present. All the fascias and trim are aluminum.

Interior

Corridor floors consist of terrazzo with a decorative county map formed in the main entrance lobby. These walls are formed of ceramic blocks five foot high then plastered and painted above, with a suspended ceiling. Offices have VAT flooring with painted concrete block walls. The suspended ceiling consists of one-foot acoustic tiles on a concealed grid. Toilets have mosaic tile floors with ceramic block walls and screen partitions. The suspended ceiling is formed of one-foot tiles on a concealed grid. Exits for the physically impaired were minimal with only one exit to an access ramp. There is one original elevator present that services the second floor.

B. Mechanical (North)

Heating

This building is heated by a steam system with unit ventilators, air handling units and finned tube radiation. Part of the 1st floor of the building also has packaged terminal air conditioning (ptac) units with steam heating coils. All the heating and cooling terminal units are original and are not functioning properly due to age. The steam service to this building originates in Spring Student Center and passes through Dry Memorial Library. Various areas of the building are air conditioned with either roof mounted packaged units or split system cooling with roof mounted condensing units. The auditorium is served by a heating only air-handling unit with a steam heating coil. General exhaust is handled by roof mounted fans. The HVAC equipment is either original to the building or was installed in the late 1960's.

Plumbing

The plumbing fixtures and piping are original to the building. Domestic water is heated in a gas fired storage type heater, which is approximately 10 years old. The water service does not have a back flow presenter.

C. Electrical (North)

The 4160-volt primary power comes into the facility through a 1950's vintage G&W oil filled tie switch to the FPE 500-kVA transformer and switchboard lineup. There are two 120/208-volt secondary distribution panels with ten 3-pole circuit breaker capacity each. There is presently no space available for expansion. The feeder panels that are located in other sections of the building were filled close to capacity and had limited spares or spaces available. There is a 7.5 kW Onan emergency generator that provides power for exit and emergency lighting and fire. The majority of the office and corridor lighting consists of T8 fluorescent fixtures. The Fire Alarm system is a Simplex type 2120 controller and a 4020 annunciator panel with detector and alarm devices throughout the building. This building houses the main data center for the campus network and has an IBM 8237 for the administration hub. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The campus P/A system is not functional although the amplifier is still located in the building. There also is a Grass Valley video conferencing system available through Bell Atlantic. Security cameras are distributed throughout the building to view areas where computer workstations are located.

2.5 Spring Student Center, North Campus

A. Architectural (North)

General

This building was constructed in 1959 with an addition added in 1967. It is mainly a single-story building with a small second story. The construction is a steel frame with masonry walls and partitions. The building houses the catering kitchens with student cafeteria and dining room, offices for student activities, and dental labs.

Exterior

White bricks form the main exterior finish with sections of colored ceramic glazed bricks. The windows are formed of single glazing in an aluminum frame. The large storefront windows to the dining rooms have single glazed storm windows fitted externally. The doors are aluminum frame and have been replaced recently. The majority of the roof is finished with a single membrane. The roof has various elevations with a lower section having a ballast roof construction. All fascias and trim are aluminum.

Interior

Corridor floors consist of terrazzo. The walls are formed of ceramic blocks to four-foot six inches high with painted block above. The ceiling is formed of an acoustic-ceiling tile. There are various floor finishes within the building: terrazzo to kitchen areas, VAT to labs, quarry tile to dining area, and carpet to offices. The walls are mainly painted block with timber panels to the dining area. Suspended ceilings are present throughout. Toilets have tiled finished floor and walls with screen partitions.

B. Mechanical (North)

Heating

This building is heated by a steam distribution system with unit ventilators, finned tube radiation and air handling units. The building is also partially air-conditioned. The cafeteria and coffee shop are served by central station air handling units with DX refrigeration coils and remote air-cooled condensers. The student center and Statler Food Lab are served by roof mounted packaged units.

Steam is generated in a boiler plant with three low-pressure steam boilers. One boiler is out of service. The other two are dual fuel boilers, gas and #4 fuel oil. All boilers are original to the building. The plant serves this building, Dry Memorial Library and Gleasner Hall. The steam and condensate to those buildings is direct burial pre-insulated pipe. A condensate/vacuum pump and boiler feed tank and pumps are located in the boiler room to serve this building, Dry and Gleasner. All HVAC equipment is original with the exception of the roof mounted A/C units and the kitchen steam boiler.

Plumbing

Plumbing fixtures and piping are original to the building, both the original portion and the addition. The kitchen equipment is also original. Domestic water is heated in a 10-year-old heater, the storage tank is

original. Food service steam is generated in a new low-pressure boiler. The water service to the building does not have a back flow preventor.

C. Electrical (North)

The 4160 volt primary power comes into the facility through a 1950's vintage G&W oil filled tie switch to the Square D 750 kVA transformer and switchboard lineup. There are two 120/208-volt secondary distribution panels accessible from the front with two spaces available and an additional panel mounted on the rear of the equipment with two spaces also available for expansion. The feeder panels that are located in other sections of the building were filled close to capacity and had limited spares or spaces available. There is a 25 kW Kohler emergency generator that provides power for exit and emergency lighting, fire alarm and some boiler pumps. The majority of the office and corridor lighting consists of T8 fluorescent fixtures while the cafeteria area is lit with incandescent down light fixtures. The Fire Alarm system is a Simplex type with a 4020 annunciator panel with detector and alarm devices throughout the building. The data system was connected to the campus network through IBM hub equipment. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus.

2.6 Dry Memorial Library, North Campus

A. Architectural (North)

General

Constructed in 1958 with an addition for offices added in 1967, the building consists of a two-story steel frame structure with masonry walls, partitions, and a flat roof. The building houses the main campus library and associated offices.

Exterior

The exterior finish is of a white brick with sections formed of colored glazed bricks. Windows are formed of single glazing in aluminum frames and sandstone sills. The small windows of the study rooms on the second floor are fitted with storm windows. Along the front elevations stone panels are installed under the windows. The doors are also aluminum frames and have recently been replaced. The roof consists of

a single ply membrane that appears to be in good condition. Coping and flashing are of aluminum and also in good condition.

Interior

The entrance lobby and corridor floors are formed of terrazzo. Wood panels are on the walls in the entrance with acoustic panels above. The ceiling is formed of one-foot tiles on a concealed grid system. The remaining corridor walls were painted block work with the same ceiling type. The main library area has a high ceiling level with a mezzanine level around the perimeter containing small study rooms. The library floor consists of vinyl sheet flooring or VAT. The walls are pained concrete block with a diamond pattern within the blocks. The ceiling is one-foot tiles on a concealed grid. Within the offices, they have VAT flooring, painted block walls, and suspended 2' x 4' ceiling grid. Toilets consist of ceramic tile floors and walls. Facilities for the physically impaired were present with the rear exit having access to a ramp. The building does contain a basement under the majority of the first floor. The columns, walls, floor, and ceiling are all formed of concrete and all appear to be in good condition.

B. Mechanical (North)

Heating, Ventilating and Air Conditioning

The building HVAC system consists of both four pipe fan coil units and a main air-handling unit with chilled water and steam coils. Chilled water is generated in a dual compressor air-cooled chiller with two remote condensers. One chilled water pump serves the entire building. The fan coil units serve the perimeter spaces of the building while the air-handling unit serves the main reading room and 2nd floor mezzanine spaces. The steam source is the main from Spring Student Center. Ventilation is provided by the outside air capability of the air handling unit. All the equipment was installed when the addition was built to the building. Some steam and condensate piping was installed when the original building was built. One chiller compressor is not operable.

Plumbing

All plumbing fixtures and piping are original to the building or addition, depending on location. Domestic water is heated in a storage type gas fired heater, which is at least 10 years old. The water service to the building does not have a back flow preventor.

C. Electrical (North)

The 4160-volt primary power comes into the facility through a 1950's vintage G&W oil filled tie switch to the FPE 500-kVA transformer and switchboard lineup. It was observed that the oil filled switch has an apparent leak making it susceptible to possible failure. There are two 120/208-volt secondary distribution panels with six 3-pole circuit breaker capacity each and there are presently three spaces available for expansion. The feeder panels that are located in other sections of the building were filled close to capacity and had limited spares or spaces available. Since there is no emergency generator at this building, this building receives emergency power through a transfer switch that is fed from the generator in Spring Student center. The majority of the office and corridor lighting consists of T8 fluorescent fixtures with pendant mounted style fixtures in the classrooms. The Fire Alarm system is a Simplex system with a 4020 annunciator panel with detector and alarm devices throughout the building. The data system was connected to the campus network through IBM hub equipment. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus.

2.7 Nunan Service Building, North Campus

A. Architectural (North)

General

This building was constructed in 1968. It is a single story building housing the campus maintenance department and receiving goods storeroom. A steel frame construction is over the garage area with steel trusses on masonry walls forming the construction of the remaining building. The building has a central corridor with the workshops and storage rooms situated on both sides.

Exterior

The exterior is of white bricks with aluminum frames for the doors and windows. All windows are single glazed. To the garage area and loading dock, roller shutter doors are present. The roof consists of a single-ply membrane in fair condition with aluminum flashing and trim that is in good condition.

Interior

Concrete floors are present in the garage, storage rooms, and workshops. VAT is visible to the entrance lobby, offices, and one storage room. Walls are formed of painted concrete block with a tiled finish in the changing room. Most of the rooms have an exposed ceiling of steel beams with insulation boards above. Suspended ceilings are installed within the offices and changing room.

B. Mechanical (North)

Heating

The building is heated by a hot water pumped system with unit heaters and finned tube radiation terminal units. Water is heated by a steam to hot water converter. The boiler plant consists of two(2) fire tube low-pressure steam boilers and a feedwater tank and pumps. One boiler has the original atmospheric burner, the other a newer power dual fuel burner. There is also a condensate/vacuum pump that serves the building itself. The boiler plant serves this building, Bell Sports Center and Kittenger Hall. The steam and condensate mains to Bell and Kittenger are in a pipe tunnel. All equipment is original with the exception of the converter, which was replaced within the last 5 years. Re-tubing of the boilers has taken place on an as needed basis. All the terminal heating equipment and devices are original.

Plumbing

The plumbing fixtures and piping are original to the building. The gas fired tank type domestic water heater is approximately 10 years old. The water service to the building does not have a back flow preventor.

C. Electrical (North)

The 4160 volt primary power comes into the building through a 1950's vintage G&W oil filled tie switch to the Square D 225 kVA transformer and switchboard lineup. There are two 120/208-volt secondary distribution switchboards with twelve 3-pole circuit breaker capacity each. There is presently only one spare circuit breaker available for expansion along with 8 blank spaces (4 per switchboard). The feeder panels that are located in other sections of the building were filled close to capacity and had limited spares or spaces available. There is a 30 kW Onan emergency generator that provides power for exit and emergency lighting, fire alarm and some boiler pumps. The majority of the office, workshop and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts. In addition, there is some low bay HPS lighting in the garage area. The Fire Alarm system is by Simplex with a

type 2120 controller and a 4020 annunciator panel with detectors and alarm devices throughout the building. The data system was connected to the campus network through IBM hub equipment. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The campus P/A system is not functional although the amplifier and some speakers are still located in the building.

2.8 Bell Sports Center, North Campus

A. Architectural (North)

General

Constructed in 1958, the building consists of a single story steel frame with masonry walls and partitions. Dome roof is present over the sports hall with a flat roof over the remaining. The building houses the main sports hall, changing rooms with offices, and a couple of classrooms.

Exterior

White bricks form the exterior of the building with a decorative brick pattern to the gable ends of the sports hall roof. Windows are single glazed aluminum frames with sandstone sills and glass blocks by the changing rooms. The doors are also aluminum frames and appear to have been replaced recently. The roof is a single ply membrane in fair condition with ponding occurring to a couple of areas. The head of the walls of the sports hall is finished with a concrete cap.

Interior

The sports hall consists of a finished floor with painted concrete block walls and one-foot ceiling tiles. Timber bench seating is present along both sidewalls. The changing rooms have tiled floors with tiled walls up to 5' in height then painted block above. The remaining rooms have vinyl steel flooring or carpet with painted concrete blocks. Ceilings throughout are one-foot tiles on a concealed grid. The interior entrance doors are aluminum frames and appear to be the original doors but are becoming stiff to open. There are suitable facilities for the physically impaired with one access exit to a ramp.

B. Mechanical (North)

Heating

The building is heated by a steam system with unit heaters, air handling units and unit ventilators. A steam main enters the building in the original boiler room, fed from Nunan. The condensate/vacuum pump for the building is in the process of being replaced this year. The rest of the heating equipment and piping is original.

Plumbing

The plumbing fixtures and piping are original to the building. Domestic water is heated in a gas fired storage type heater with a separate storage tank. The heater is at least 10 years old, the tank may be original. The water service does not have a back flow preventor.

C. Electrical (North)

The 4160 volt primary power comes into the building through a 1950's vintage G&W oil filled tie switch to the Square D 225 kVA transformer and switchboard lineup. There is one 120/208-volt secondary distribution panel with twelve 3-pole circuit breaker capacity each. There is presently only one space available for expansion. There is a 7.5 kW Onan emergency generator that provides power for exit and emergency lighting and fire alarm. The majority of the office and corridor lighting consists of T8 fluorescent fixtures with some metal halide lighting fixtures in the gym area, which are controlled by a new Westinghouse Pwr-R-Line lighting panel. The Fire Alarm system is a Simplex type with a 4020 annunciator panel with detector and alarm devices throughout the building. The data system was connected to the campus network through IBM hub equipment. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus.

2.9 Kittenger Hall, North Campus

A. Architectural (North)

General

This building was constructed in 1968. It consists of a two story steel frame with a center corridor running through the full length. The exterior walls are masonry constructed as well as the partitions, and the building

has a flat roof. It houses typical classrooms with a lecture hall, necessary department offices, and the nursing labs.

Exterior

The exterior finish is of a white brick to match the other buildings on site. The windows are the original aluminum frames with single glazing. Under the windows are concrete panels. External doors are aluminum frames recently installed. The roof consists of a single ply membrane in fair condition with aluminum flashing and trim.

Interior

Corridors have terrazzo floors with full height tiled walls and suspended ceiling. The classrooms and offices have VAT flooring with painted concrete block walls and suspended ceilings. Toilets have ceramic tile floors and walls with screen partitions.
One elevator located at one end of the building services the second floor. A chair lift is present for access to the lecture hall for the physically impaired. Those entrances are fitted with ADA suitable doors; however, at one entrance the internal doors do not comply and a physically impaired person would not be able to proceed any further.
The lecture hall has a tiered seating arrangement with VAT flooring on concrete. The wall finishes are brickwork with acoustic panels secured to them. The ceiling is a sloped plaster finish with acoustic panels attached.

B. Mechanical (North)

Heating

The building is heated by a hot water pumped system with air handling units, finned tube radiation and unit ventilators as the terminal heating units. Heating water is generated in a steam to hot water converter. The steam service to the building originates in Nunan and passed through Bell Hall. Main hot water heating pumps serve the entire building from the mechanical room. In general, unit ventilators and finned tube radiation serve the offices and classrooms. The lecture hall is conditioned by an air handling unit with a direct expansion cooling coil and hot water heating coil. General exhaust is handled by roof mounted fans. All equipment and piping is either original or at least 10 years old. The unit ventilators are not functioning properly for ventilation and proper temperature control. The components are old and in need of replacement. Air intakes for the unit ventilators have been blocked off to prevent freeze ups and drafty conditions in the classrooms.

Plumbing

The plumbing fixtures and piping are original to the building. Domestic water is heated in a gas fired storage type heater, which is approximately 10 years old. There is also a separate storage tank, original to the building. The water service does not have a back flow pre enter.

C. Electrical (North)

The 4160 volt primary power comes into the facility through a 1950's vintage G&W oil filled tie switch to an FPE 225 kVA transformer and has an additional 4160 volt tap to an FPE 300 kVA transformer. Each transformer has a 120/208-volt secondary distribution panel with eight 3-pole circuit breaker capacity each. There are presently several spaces available for additional circuit breakers. The feeder panels that are located in other sections of the building were filled close to capacity and had limited spares or spaces available. There is a 15 kW Onan emergency generator that provides power for exit and emergency lighting and fire alarm. The majority of the office, classroom and corridor lighting consist of T8 fluorescent fixtures. The lecture hall lighting is controlled by remotely located lighting relays. The Fire Alarm system is a Simplex type with a 4020 annunciator panel with detector and alarm devices throughout the building. The data system was connected to the campus network through IBM hub equipment and Chipcon concentrators. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system uses Leviton Telecon panels for cable distribution in the building and tie into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus.

2.10 Mary Lou Rath Child Care Center, North Campus

A. Architectural (North)

General

This is the newest building on the campus constructed in 1998. It is a masonry load-bearing construction with steel frame beams and a flat roof. The building houses the child care facilities for the campus.

Exterior

The exterior has a stone face finish with glass blocks to the entrance lobby. The doors and windows are painted metal frames with double-glazing. The roof is in good condition with paint colored finish coping.

Interior

The floors through out have VCT flooring with scattered rugs in certain areas. The walls were painted plaster internally with external walls of painted concrete blocks. Ceilings were a suspended grid system with 2' x 4' acoustic tiles installed. The main entrance is fitted with a security system to prevent entrance of intruders.

B. Mechanical (North)

Heating

The building is heated and cooled with roof mounted packaged HVAC equipment. There are no apparent deficiencies in the system.

Plumbing

The plumbing and drainage systems are new and there are no apparent deficiencies.

C. Electrical (North)

The power source for the Day Care Center comes from a 400 amp disconnect switch in the Bell Sports Building and feeds a 400 amp 120/208 volt Square D distribution panel (LP1) with no spares available. Within LP1 is a 100-amp circuit breaker that feeds an adjacent 225-amp 120/208-volt Square D panelboard (LP2) with nine spaces and three spares for future expansion. The lighting in the rooms and corridors consists of T8 fluorescent fixtures. There is no emergency generator or emergency power panel although there are emergency lights with battery packs. The fire alarm system consists of a Simplex 4004 panel.

3.0 South Campus

3.1 Site

A. Overview: The Campus is located between Big Tree Road, Abbot Road and Southwestern Boulevard in the Town of Orchard Park. The Campus is characterized by a central cluster of buildings, surrounded by a ring road and parking lots. Athletic facilities are also clustered and provided towards the southeast corner of the site. The parking areas are located several hundred feet from the building and separated by large expanses of lawn. Handicap parking is provided in two locations for the entire campus. Access from the parking areas to the cluster of buildings is along concrete walkways. A complex network of concrete walkways, stairs and ramps connect the building within the cluster. Enclosed overhead pedestrian bridges provide connections between all of the buildings.

B. Access Roads: Access to the Campus is provided from Big Tree Road, Abbot Road and Southwestern Boulevard. The asphalt roads through the Campus are in good, serviceable condition. Portions of the roads are edged with concrete curbing, which is in poor condition. The concrete is cracked and portions have been damaged. Several sections of the curbing have settled. Line striping is in fair condition. Directional signage is provided, but could be improved.

C. Parking: Parking is provided in eight lots surrounding the campus. The parking lot adjacent to the Student Center and Community Services building is reserved for handicap parking permit holders and employees in Community Services. The condition of all the parking lots is consistent. The asphalt pavement appears to be in good, serviceable condition. Lighting for the parking lots appears to be adequate. The concrete curbing is in poor condition. The concrete is cracked and portions have been damaged. Several sections of the curbing have settled. Line striping is in fair condition. Identification signage for each parking lot is clearly visible.

D. Handicap access: Handicap parking is provided in two locations for the entire campus. One location is adjacent to the Student Center and Physical Education buildings. From this location, the user may enter the Student Center and access all other buildings via the pedestrian bridges, or navigate a seemingly complex series of ramps to reach the desired building from the outside. The second handicap parking area is located adjacent to the Community Services Building. Handicap entrances to all except the Student Center and Shenton Administration building were not clearly defined.

E. Pedestrian walkways, stairs and ramps: The walkways on the campus are primarily concrete construction. The conditions of the walks are fair to poor. A small percentage of the concrete walks have been recently reconstructed. The most abundant conditions noted were spalling pavement, cracked slabs, settling slabs and severe deterioration. Also noted were tire ruts adjacent to many of the walkways. It appears that the stairs on the Campus have been recently reconstructed, and are in excellent condition. The hand railings for the stairs, however, are of various materials and design. Many of the handrails do not comply with current regulations. It appears that the concrete pavement for many of the accessible ramps has been reconstructed, and is in good condition. It appears that the ramps comply with current regulations, in regards to slopes and required landings. Many of the handrails for the accessible ramps do not comply with current regulations. Several of the ramps do not have handrails where required.

F. Running Track: The running track is fairly new construction. The track has a synthetic surface, which is in excellent condition. The interior of the track has a football field, which is also in excellent condition. Other amenities include bleachers, a storage facility and security fencing. All of which are in excellent condition.

G. Athletic fields: Several soccer fields are provided. The turf and goals appear to be in good condition.

H. Tennis courts: The Campus has ten tennis courts. The courts are in poor condition. The pavement has large cracks and areas of deterioration in which weeds are growing.

I. Signage: Signage is provided within the Campus. The entrance to each building is clearly signed. Campus maps or informational kiosks are not provided.

J. Plantings / Landscaping: A majority of the Campus is lawn, which appears to be well maintained and in good condition. Trees are planted in curb islands in each parking lot. These trees appear to be healthy. Several dead trees are present, adjacent to parking lot "B". Established tree and shrub plantings are located within the building cluster. These plantings appear to be healthy. Two 'courtyard gardens' are located between the Vocational/Technical Center and the Student Center. These gardens appear to be well-maintained and good condition. A majority of the lawn areas immediately adjacent to the concrete walkways are damaged and rutted by vehicular traffic.

3.2 Overall South Campus

A. Architectural (South)

The south campus consists of seven buildings on the main campus constructed in 1972. Six buildings are located together connected on the second floor with corridors forming a complete walkway around the buildings. The walkways have windows to both sides. Several of these windows show signs of rust internally and externally. This forms an internal courtyard between the buildings and is accessible under the raised walkways. The seventh building is located just outside the other buildings.

The buildings are constructed of a steel frame with masonry wall and partitions. The buildings have a flat roof with a brick finish exterior. The doors and windows are aluminum finish.

The Alumni House is a timber frame construction with a pitch roof. It is located along the perimeters of the site.

The Vehicle Technical training center is a steel frame construction with precast concrete external panels. It is located on a site five (5) minutes away from the main campus.

B. Mechanical (South)

Heating

All buildings on the campus are heated by a central boiler plant located in Building 7 (Community Services). The boiler plant consists of three (3) 220 horsepower "Spencer" low-pressure hot water boilers. Boiler No. 1 is gas fired only and boiler No. 2 & 3 are dual fuel, gas and No. 2 fuel oil. Boilers are original to the campus and appear to be in fair condition. Hot water is distributed throughout the campus via a 2-pipe changeover system with piping run within an underground pipe tunnel from Building 7 to Building 5. Piping is then run in the ceiling space of each building to a pump room where it is than pumped to terminal units within that building.

Air Conditioning

All buildings on the campus are air conditioned by a central chiller plant located in Building 7 (Community Services). The chiller plant consists of two-(2) 500 ton "Trane" centravac water chillers, "Marley" cooling towers and associated chilled water and condenser water pumps. The chiller plant was installed in 1999 and is in good condition. Chilled water is distributed throughout the campus via the 2-pipe changeover system described above in heating section.

Summary

Heating / cooling change-over is determined by outside air temperature schedule with a 24 hour cool down period from heating to cooling. During heating mode one (1) boiler is fired and maintains campus load until outdoor temperature drops to +/- 15 deg. F. A further drop in temperature a second boiler is fired to maintain load. During cooling mode one (1) chiller is brought on line and maintains campus load. Chillers are alternated approximately every 15 days.

Plumbing

A domestic water distribution system is run throughout the campus. Each building is served by a branch service through a curb box with shut off valve. The main campus water service does not contain any type of backflow prevention devices. The campus natural gas service is brought on campus to three (3) meters located outside Building 7 (Community Services). Each meter capacity is 11,000 CFH at 2" differential pressure. Downstream of meter gas is distributed underground to each building.

Fire Protection

The campus has fire hydrants located throughout the site. The individual buildings have no sprinkler systems with the exception of the bookstore located in Building 5 (Student Center).

C. Electrical (South)

The South Campus has various electrical systems that were reviewed and documented during the site visit. These systems included Main Incoming Service, Building Power Distribution, Emergency Power, Lighting, Fire Alarm, Telephone, Clock, Data/Network Communication, Video and Security. Most of the Building Power Distribution panels were filled to capacity and had little or no room to add any new circuit breakers. Cable management for communications cabling within and between buildings is an inherent problem.

Main Incoming Electrical Service

The incoming 34.5 kV service comes into the main 35 kV G.E switchgear in located in the Community Services building. There is one meter, which served the entire campus. From this 1972 vintage switchgear the power is distributed through a two loop underground system to each building on campus except the Alumni House which receives single phase 208 volt residential power from the utility company and the Vehicle Tech. Center has a 120/208 three phase four wire power service.

Building Power Distribution

The majority of the buildings have one main power transformer. Each transformer has a 34.5 kV volt primary and 480/277-volt secondary with adjacent panelboards, which feed subpanels and step down transformers located in various electrical rooms within the buildings. Although there is some space for additional circuit breakers in the main panelboards, there is in most buildings little or no available space for expansion in the building subpanels.

Emergency Power Systems

There are four natural gas emergency generators located in various building on campus. These generators provide power for emergency and exit lighting, fire alarm, telephone and in some cases limited HVAC operation. The buildings that do not house generators are fed remotely through transfer switches sized appropriately for the building emergency load requirements.

Lighting

The majority of the lighting throughout the buildings on campus has been recently upgraded to energy efficient types consisting primarily of T8 fluorescent fixtures with electronic ballast and where applicable either High Pressure Sodium or Metal Halide type fixtures.

Fire Alarm System

The campus wide fire alarm system is a Simplex system having local Simplex fire alarm control panels in each building which connect to the main campus fire alarm control panel located in the Community Services building.

Telephone System

The present telephone system consists on Nortel Meridian equipment that each building on the campus is connected to and then ties to the main switch located at the City Campus. A new Voice over I/P telephone backbone incorporating new fiber optic lines is being installed throughout the campus and is scheduled to be functional within a few months.

Data Network

The existing campus data network connects to the local server at the South Campus, which ties to the main servers, located at the North Campus in Gleasner Hall. The original data system consists of primarily

IBM equipment connected via copper to IBM hubs within the campus buildings and then back to the main servers. The present cable management and routing throughout the campus is in quite poor condition and in need of improvement. There is a new plan to have an upgraded data system installed that will consist of Cisco equipment and will bring 10/100 to the desktop. This new system is anticipated to be installed and operational within the next six months.

Security

There are individual security systems within certain buildings. These consist of cameras or sensors located primarily in corridor ceilings to monitor access to rooms containing computer facilities as well as the library.

P/A system/ master clock

The campus Public Address system uses Bogen amplifiers located in each building with combination speaker and clock units manufactured by Simplex. The master clock system is controlled by a Simplex master clock controller.

3.3 Shenton Administration, South Campus

A. Architectural (South)

General

Constructed in 1972, it is located on the main campus. The building consists of a two story steel frame with masonry walls and partitions, and has a flat roof. The building houses the administration offices for the campus.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. The windows are single glazed. The flat roof has an EPDM system on it, which contains several patches. A lower roof section to the main entrance contained standing water. Roof gutters need to be cleared out to prevent this water from collecting. The roof edges are finished with aluminum fascia. Mechanical plant in the center of the roof is hidden by a pitched metal cladding on a steel frame.

Interior

Corridor floors consist of terrazzo finish and base. Within the offices are VCT and carpeting finishes, all in good condition. The walls consist of painted concrete block or gypsum board to study partitions. The entrance lobby has brick finish walls. The ceiling is suspended grid with acoustical tiles throughout the building.

B. Mechanical (South)

HVAC

The building is heated or air conditioned by a multi-zone (3-zones) air-handling unit located in a penthouse on the roof. The unit consists of fan section, hot and chilled water coils, filter section and mixing box with return and outside air connections. The unit is original to building and appears to be in fair condition. Supply air is ducted to individual spaces, air is returned through a plenum. In addition to the air-handling unit, perimeter spaces are also heated by fin tube radiation on the outside wall. General building exhaust is handled by three (3) exhaust fans located in the penthouse on the roof. Toilet rooms and miscellaneous rooms are exhausted by inline exhaust fans located in ceiling spaces and ducted to the exterior through wall louvers. Exhaust fans are original to the building and appear to be in fair condition.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. There are a few flush valves that need replacement. The water supply to the building does not contain a backflow preventor. Domestic hot water is generated in an electric heater located in the pump room. The heater appears to be in fair condition.

C. Electrical (South)

The 34.5 kV primary power comes into the building to a 1972 vintage GE 500-kVA transformer. The 480/277-volt secondary distribution switchboard has a 600 amp main circuit breaker and capacity for twenty 3-pole feeder circuit breakers. There are presently fourteen spaces available for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is an Onan emergency generator located in the penthouse that provides power for exit and emergency lighting, fire alarm, telephone and some heating, refrigeration and elevators in Shenton,

Math./Phys. Sci. and Bus./Humanities buildings. The majority of the office and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building and a fire alarm control panel tied into the campus wide system. The data system was connected to the campus network through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. The clock system is controlled by a Simplex time controller.

3.4 Vocational / Technical Education, South Campus

A. Architectural (South)

General

Constructed in 1972 it is located on the main campus. The building consists of a two-story steel frame with a single-story section at the rear. It has masonry walls and partitions, and has a flat roof. The building houses the technology laboratories, auto-body shop and childcare facilities.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. Thermal roller shutter doors are present to the printing room and auto-body shop. The windows are single glazed. The flat roof has an EPDM system on it with aluminum fascias. Brickwork and flashing abutting lower level roof requires repointing.

Interior

Corridor floors consist of terrazzo finish and base in the auto-body shop and print room a concrete finish floor exists with hair line cracks visible. Remaining classrooms, laboratories and offices have VCT flooring. Walls are painted concrete block or gypsum board to stud partitions. The single-story section has exposed lattice grid beams with metal deck for a ceiling. The remaining rooms have suspended grid with acoustical tiles . Poor ADA toilet facilities.

B. Mechanical (South)

HVAC

The building core spaces are heated and air conditioned by two(2) air handling units located in a mechanical room on the second floor. The units consist of fan section, hot and chilled water coils, filter section and mixing box with return and outside air connections. The units are original to building and appear to be in fair condition. Supply air is ducted to core spaces with an electric reheat coil installed in the ductwork. Air is returned through a plenum. Perimeter spaces are heated and air conditioned by unit ventilators or fan coil units, both with outside air capabilities. The units are original to the building and are in fair condition. However, they should be refurbished within the next couple of years. General building exhaust is handled by four (4) exhaust fans located in the mechanical room on second floor. . Toilet rooms and miscellaneous rooms are exhausted by inline exhaust fans located in ceiling spaces and ducted to the exterior through wall louvers. Exhaust fans are original to the building and appear to be in fair condition.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. The water supply to the building does not contain a backflow preventor. Domestic hot water is generated by two (2) 75-gallon gas fired water heaters located in the mechanical room. The heaters were installed recently and are in good condition.

C. Electrical (South)

The 34.5 kV primary power comes into the building to a 1972 vintage GE 1000-kVA transformer. The 480/277-volt secondary distribution switchboard has a 1200 amp main circuit breaker and capacity for twenty-two 3-pole circuit breakers. There are presently twelve spaces available for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is a 45 kW Onan emergency generator that provides power for exit and emergency lighting, fire alarm, telephone and limited HVAC. The majority of the office, classroom and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts with some Metal Halide low bay lighting fixtures in the automobile workshops. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building and a fire alarm control panel tied into the campus wide system. The data system was connected to the campus network

through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. The clock system is controlled by a Simplex time controller.

3.5 Mathematics / Physical Science, South Campus

A. Architectural (South)

General

Constructed in 1972 it is located on the main campus. The building consists of a two-story steel frame. It has masonry walls and partitions and a flat roof. The building houses the science classrooms and laboratories.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. The windows are single glazed. The flat roof has an EPDM system on it with aluminum fascias. Mechanical plant in the center of the roof is hidden by a pitched metal cladding on a steel frame.

Interior

Corridor floors consist of terrazzo finish and base. Classrooms, labs and offices al have VCT flooring. All walls are painted concrete block or gypsum board to stud partitions. The whole building has suspended grid ceiling with acoustical tiles. ADA toilet facilities and drinking fountains are poor.

B. Mechanical (South)

HVAC

The building core spaces are heated and air conditioned by an air-handling unit located in a mechanical room on the second floor. The unit consist of fan section, hot and chilled water coils, filter section and mixing box with return and outside air connections. The unit is new to the building and appears to be in good condition. Supply air is ducted to core spaces with an electric reheat coil installed in the ductwork. Air is returned through a plenum. Perimeter spaces are heated and air conditioned by

unit ventilators or fan coil units, both with outside air capabilities. The units are original to the building and are in fair condition. However, they should be refurbished within the next couple of years. General building and locker exhaust is handled by five (5) exhaust fans located on the roof. Toilet rooms and miscellaneous rooms are exhausted by inline exhaust fans located in ceiling space and ducted to the exterior through wall louvers. Exhaust fans are original to the building and appear to be in fair condition.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. However there were a few flush valves needing replacement. The water supply to the building does not contain a backflow preventor. Domestic hot water is generated in an electric heater located in the pump room. The heater appears to be in fair condition.

C. Electrical (South)

The 34.5 kV primary power comes into the building to a 1972 vintage GE 1000 kVA transformer. Entry into the electrical room was restricted due to a jammed door so the transformer and switchboard were not observed. Based on drawing information and after viewing the other building electrical rooms, it is assumed that there are spaces available in the 480/277 volt switchboard for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is a 60 amp. emergency power feed from the generator in Shenton that provides power for exit and emergency lighting, fire alarm and telephone. The majority of the office, classroom and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building and a fire alarm control panel tied into the campus wide system. The data system was connected to the campus network through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. A Simplex time controller located in the electrical room controls the clock system.

3.6 Business / Humanities / Social Science, South Campus

A. Architectural (South)

General

Constructed in 1972 it is located on the main campus. The building consists of a two-story steel frame. It has masonry walls and partitions and a flat roof. The building houses the computer labs, classrooms and offices for Humanities and Social Science.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. The windows are single glazed. The flat roof has an EPDM system on it with aluminum fascias. Mechanical plant in the center of the roof is hidden by a pitched metal cladding on a steel frame.

Interior

Corridor floors consist of terrazzo finish and base. Classrooms, labs and offices al have VCT flooring. All walls are painted concrete block or gypsum board to stud partitions. The whole building has suspended grid ceiling with acoustical tiles. ADA toilet facilities and drinking fountains are poor.

B. Mechanical (South)

HVAC

The building core spaces are heated and air conditioned by one (1) air-handling unit located in a mechanical room on the second floor. The unit consists of fan section, hot and chilled water coils, filter section and mixing box with return and outside air connections. The unit is original to building and appears to be in fair condition. Supply air is ducted to core spaces with an electric reheat coil installed in the ductwork. Air is returned through a plenum. Perimeter spaces are heated and air conditioned by unit ventilators or fan coil units, both with outside air capabilities. The outside air louvers on the west side of building, first and second floors, have been covered over with Plexiglas. The unit ventilators and fan coil units are original to the building and are in fair condition. However, the units should be refurbished within the next couple of years. General building and locker room exhaust is handled by eight (8) exhaust fans located on the roof. Toilet and miscellaneous rooms are exhausted by inline exhaust fans located in the ceiling space and ducted

to the exterior through a wall louver. Exhaust fans are original to the building and appear to be in fair condition.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. However there were a few flush valves needing replacement. The water supply to the building does not contain a backflow preventor. Domestic hot water is generated in an electric heater located in the pump room. The heater appears to be in fair condition.

C. Electrical (South)

The 34.5 kV primary power comes into the building to a 1972 vintage GE 750-kVA transformer. The 480/277-volt secondary distribution switchboard has a 1000 amp main circuit breaker and capacity for twenty-two 3-pole circuit breakers. There are presently fourteen spaces available for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is a 60 amp. emergency power feed from the generator in Shenton that provides power for exit and emergency lighting, fire alarm and telephone. The majority of the office, classroom and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts with occupancy sensor for lighting control. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building and a fire alarm control panel tied into the campus wide system. The data system was connected to the campus network through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. A Simplex time controller located in the electrical room controls the clock system.

3.7 Student Center, South Campus

A. Architectural (South)

General

Constructed in 1972 it is located on the main campus. The building consists of a three-story steel frame. It has masonry walls and partitions and a flat roof. The building houses the library, cafeteria, kitchen, student administration offices and two lecture halls.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. The windows are single glazed. Windows on the second floor south elevation show bad signs of rust to window sills internally and externally. The flat roof has an EPDM system on it with aluminum fascias.

Interior

Corridor floors consist of terrazzo finish and base cafeteria and offices have VCT flooring. Library, lecture halls, and studio rooms have carpet finish. Within the kitchen area quarry tile finish. All walls are painted concrete block or gypsum board. The whole building has a suspended grid ceiling with acoustical tiles. ADA toilet facilities are minimal. Within the library a crack is visible in an internal concrete block partition. This crack should be monitored to see if movement is still occurring.

B. Mechanical (South)

HVAC

The building is heated and air conditioned by three (3) air handling units located in a mechanical room on the second floor. There are two (2) additional units that serve first floor lecture halls. The units consist of fan section, hot and chilled water coils, filter section and mixing box with return and outside air connections. The units are original to the building and appear to be in fair condition. Supply air is ducted to spaces with an electric reheat coil installed in the ductwork. Air is returned through a plenum. In addition to air handling units, perimeter spaces are also heated by fin tube radiation run along the outside walls. General building exhaust is handled by four (4) exhaust fans located on the roof. Kitchen and dishwashing hoods have separate exhaust fans, which are also located on the roof. Toilet rooms and miscellaneous rooms are exhausted by inline exhaust fans located in ceiling space and ducted to the exterior through wall louvers. Exhaust fans are original to the building and appear to be in fair condition.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. However there were a few flush valves needing replacement. The water supply to the building does not contain a

backflow preventor. Domestic hot water is generated in a gas fired water heater and storage tank located in Community Services (Building 7). Piping is run in an underground pipe tunnel from Building 7 to Building 5.

C. Electrical (South)

The 34.5 kV primary power comes into the building to a 1972 vintage GE 1500-kVA transformer. The 480/277-volt secondary distribution switchboard has a 2000 amp main circuit breaker and capacity for thirty-four 3-pole circuit breakers. There are presently fourteen spaces available for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is a 140 kW Onan emergency generator that provides power for exit and emergency lighting, fire alarm, telephone and limited HVAC. The majority of the office, classroom and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building and a fire alarm control panel tied into the campus wide system. The data system was connected to the campus network through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. The clock system is controlled by a Simplex time controller. The library area has a Simplex security alarm system.

3.8 Physical Education, South Campus

A. Architectural (South)

General

Constructed in 1972 it is located on the main campus. The building consists of a two-story steel frame. It has masonry walls and partitions and a flat roof. The building houses the sports hall, swimming pool and change facilities.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. The windows are single glazed. The flat roof has an EPDM system on it with aluminum fascias.

Interior

Corridor floors consist of a terrazzo finish and base. The sports hall and exercise rooms have a timber floor finish. Natatorium and changing rooms have a tile finish. All wall are painted concrete block or gypsum board. Sports hall ceiling consists of exposed lattice steel beams with insulation board. Natatorium ceiling consists of precast concrete beams and slab. The changing rooms do not have any ADA facilities within them.

B. Mechanical (South)

HVAC

The building is heated and air conditioned by three (3) air handling units located in a mechanical room on the second floor. AHU-1 & 2 are original to the building and appear in fair condition. AHU-3 was installed at a later date and appears to be in good condition. AHU-1 serves the Natatorium / Locker Rooms, AHU-2 serves the Gymnasium and AHU-3 serves miscellaneous spaces. AHU-1 consists of fan section, hot & chilled water coils and filter section. The unit is 100% outside air with no return air. Supply air is ducted to spaces and exhaust fans to relieve room air to the outside. In addition to the air-handling unit, the Natatorium has perimeter fin tube radiation and unit heaters located at the outside walls. AHU-2 consists of fan section, hot & chilled water coils, filter section and mixing box with return and outside air connections. Supply air is ducted to the space with ducted return air to the unit or two (2) exhaust fans to relieve supply air. Outside and return air damper linkages were disconnected on the units and should be repaired. In addition to the air-handling unit, the gymnasium has perimeter fin tube radiation on the east and west exterior walls. AHU-3 consists of fan section, hot water coil, DX cooling coil with remote air cooled condensing unit on roof, filter section and duct connection for return / outside air. Supply air is ducted to spaces and air is returned through a plenum.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. One urinal in the men's locker/room toilet room was removed and needs to be replaced. There are a few flush valves needing replacement. The water supply to the building does not contain a back-

flow preventor. Domestic hot water is generated in a gas fired water heater and storage tank located in the Community Services (Building 7). Piping is run in an underground pipe tunnel from Building 7 to Building 6. The pool filtration equipment and piping is original to the building and is in poor condition. There are two (2) pool water heater systems installed in the building. A water-to-water heat exchanger is used for winter operation when main boilers are on line. A gas fired water heater is used for summer operation when main boilers are off line. The heat exchanger is original to the building and appears to be in fair condition. The water heater was installed in 1997 and is in good condition.

C. Electrical (South)

The 34.5 kV primary power comes into the building to a 1972 vintage GE 1000-kVA transformer. The access to the electrical room was possible during the site visit, so the transformer and switchboard were not observed. Based on drawing information and after viewing the other building electrical rooms, it is assumed that there are spaces available in the 480/277-volt switchboard for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is a 100 amp. emergency power feed from the generator in Student Center that provides power for exit and emergency lighting, fire alarm and telephone. The majority of the office, classroom and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts and the pool and gymnasium areas are illuminated with high bay Metal Halide fixtures. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building and a fire alarm control panel tied into the campus wide system. The data system was connected to the campus network through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. The clock system is controlled by a Simplex time controller.

3.9 Community Services, South Campus

A. Architectural (South)

General

Constructed in 1972 it is located on the main campus. The building consists of a single-story steel frame. It has masonry walls and partitions and a flat roof. The building houses the boiler room, garage etc., for the maintenance department but also some administration offices.

Exterior

The exterior finish is of a dark brick with aluminum doors and windows. The windows are single glazed. The flat roof has an EPDM system on it with aluminum fascias.

Interior

The office section has finishes to match the other buildings. In the maintenance section the floors are concrete with concrete block walls. The ceiling is exposed lattice steel beams with a metal deck, all in a fair condition. Around the boiler and pipes, asbestos is present in the insulation.

B. Mechanical (South)

HVAC

The building office areas are heated and air conditioned by two-(2) air handling units suspended from the roof deck. One (1) air-handling unit is original to the building, the other was installed within the last five years. In addition to air handling units, office areas have fin tube radiation run along the perimeter walls. The shop areas are heated by hot water unit heaters, which are controlled by individual thermostats. Shop exhaust is handled by two (2) exhaust fans mounted just below roof joists and discharged through a wall louver. Unit heaters and exhaust fans are original to building and appear to be in fair condition.

Plumbing

The plumbing fixtures and piping are original to the building and appear to be in fair condition. The water supply to the building does not contain a backflow preventor. Domestic hot water is generated by a "Teledyne Laars" 2,000,000 btuh-input gas fired water heater and storage tank located in Boiler Room. The water heater was installed in 1995 and appears to be in good condition.

Fuel Storage

There is one (1) 10,000 gallon, single wall, fiberglass, underground #2 fuel oil storage tank located on east side of building. The tank serves the

central boiler plant. The tank is original to the building and was reported to be in good condition.

C. Electrical (South)

This building houses the 35 kV switchgear that distributes the main feeds around the campus through two primary loops. The 34.5 kV primary power for this building feeds a 1972 vintage GE 500-kVA transformer. The 480/277-volt secondary distribution switchboard has a 600 amp main circuit breaker and capacity for twenty-two 3-pole circuit breakers. There are presently seventeen spaces available for expansion. The distribution within the building consists of 480/277 volts primarily for motors and lighting and 120/208 volts for receptacle and utility power. Although the transformer is not loaded to full capacity, the feeder panels that are located in other sections of the building were filled close to capacity and have limited spares or spaces available. There is a 250 kW Onan emergency generator that provides power for exit and emergency lighting, fire alarm, telephone and limited HVAC. The majority of the office and corridor lighting consist of retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts while the storage and maintenance areas have low bay Metal Halide fixtures and the garage has High-Pressure Sodium fixtures. The Fire Alarm system is by Simplex with detectors and alarm devices throughout the building. The main fire alarm control panel for the campus wide system is located in this building. The data system was connected to the campus network through IBM network equipment with the main server located at the North Campus. The cable management and routing of the data network needs to be addressed, as it lacks documentation and cable routing should be reworked in many areas. The telephone system is tied into the Nortel Meridian phone equipment that connects to the main phone switch at City Campus. The building P/A system uses a Bogen amplifier in conjunction with combination speaker and clock assemblies manufactured by Simplex. The clock system is controlled by a Simplex time controller.

3.10 Vehicle Tech Center Training Facility, South Campus

A. Architectural (South)

General

The building is situated on a site off Big Tree Road (Route 20A), approximately 5 minutes down the road from the main campus. The building is a single-story steel frame construction which was designed to hold a car dealers service station. The exterior finish is a precast concrete panels to the rear with storefront windows in the front. The roof

is a flat roof at two different levels. The building was refurbished in 1985 and became part of the South campus.

Exterior

The main bulk of the building is finished in precast concrete vertical panels. The cork joints appear in good condition. The front elevation of the building is formed of storefront glazing with a EIF system soffit overhang. The roof is made up of a built-up bituminous roofing system which appeared to be at the end of its useful life. Aluminum fascia and coping appear in good condition. Doors are metal frames with thermally insulated roller shutter doors to the garage area.

Interior

Floors within the classrooms, corridors and offices are VCT flooring. Within the garage areas there are concrete floors. The garage and workshop areas have concrete block walls with painted walls in the offices and classrooms. Suspended ceiling grid is present in the offices and classrooms. Over the garage and workshops are exposed painted lattice steel beams with metal deck above. Overall the internal finishes are in good condition.

B. Mechanical (South)

General

The facility is located off the main campus at 5885 Big Tree Road (U.S. Route 20A), Orchard Park, New York. Facility was previously Daniel's Chevrolet automotive dealership.

HVAC

Classrooms and office areas are heated and air conditioned by five (5) packaged rooftop units, gas heating / electric cooling. The cooling capacities of the units range from 5 to 5 ½ tons. Each rooftop unit is controlled by a programmable thermostat. Because of modifications to the floor plan, each unit now serves more than one space, which does not meet the intent of original design. This presents a problem with comfort level in spaces that do not contain the controlling thermostat. Rooftop units are original to the building and appear to be in fair condition.

Toilet and miscellaneous room exhaust is handled by individual ceiling mounted exhaust fans controlled by a wall switch. Exhaust fans appear to be in fair condition.

The shop areas are heated by gas fired radiant heaters and/or unit heaters. Each heater is controlled by an individual thermostat. Equipment is original to building and appears to be in fair condition.

General shop ventilation is handled by four (4) roof mounted exhaust fans controlled by individual wall switches. Exhaust fans are original to the building and appear to be in fair condition.

Plumbing

The water service to the facility comes from Big Tree Road through a meter pit located near the road. The service size is 2" and has a shutoff valve and pressure reducing valve inside the building. The service does not contain any type of backflow prevention devices. The natural gas service also comes from Big Tree Road to a gas meter located on the north side of the building. The meter capacity is 5,000 CFH at 2" differential pressure.

The plumbing fixtures and piping are original to the building and appear to be in fair condition. Domestic hot water is generated by an electric water heater located above the ceiling of toilet room that serves classroom and office area. For the shop area toilet rooms, domestic hot water is generated by a gas fired water heater located on a mezzanine above the toilet rooms.

Shop area floor drains and trench drains are piped to a 500-gallon underground oil interceptor before the tie-in to the municipal sewer system. The Interceptor is original to building and was reported to be in fair condition.

Fire Protection

There is no sprinkler system installed at the facility.

C. Electrical (South)

The primary power comes into the facility as 120/208 three phase four wire power through an 800 amp main disconnect switch to a Challenger 800 amp panelboard that feeds various sub-panels located throughout the facility. The sub-panels have adequate space or spares available for additional circuits that might be required. The lighting in the offices, classrooms and corridors is fluorescent T8 type fixtures with electronic ballasts with some areas having incandescent recessed light fixtures. Low bay Metal Halide fixtures illuminate the south garage. There are emergency lighting units with battery pack to provide lighting for emergency egress. Exterior lighting consists of building mounted Metal Halide fixtures and pole mounted High-Pressure Sodium single and

double fixtures around the parking lot perimeter. The Fire Alarm system is by Simplex 4001 system with detectors and alarm devices throughout the building. There is a Sonitrol security system installed in the building with motion sensors and alarm devices. The data system consists of computer drops within most rooms with Cat 5 cable back to a Centre Com 3018 TR hub. There is a PA system to serve the shop area that uses a Pioneer amplifier. The telephone system ties into a Panasonic Easa-Phone unit that connect to the local Telephone system.

3.11 Alumni House, South Campus

A. Architectural (South)

General

The building is located on a small site off Abbott Road and backs onto the main campus site. The building is a two-story timber frame construction with brick finish and a pitched roof. Adjacent is a single-story timber building used for large meetings. The building houses offices for the Alumni organization.

Exterior

The exterior of the building consists of brick finish with wood doors and double glazed windows. The pitched roof has shingles in good condition with metal gutters and downspouts. To the rear is a large timber patio with ramp and steps. All in good condition.

The single-story building has PVC cladding exterior with a shingle pitched roof. Wood doors and double glazed windows are in good condition.

Interior

To the office building a basement is present under the whole building. The basement consists of concrete floor and walls, with timber floor joists for the ceiling. Efflorescence signs are present on some external walls but no water was visible. The offices have carpet floors with painted plaster walls. All ceilings were gypsum board painted. The toilet was large enough for ADA compliance, although no grip bars were present.

The single-story building has the same wall and ceiling finish. The floor had a Purgo finish.

B. Mechanical (South)

HVAC

The building is heated and air conditioned by a gas fired high efficiency furnace located in basement with a remote air-cooled condensing unit located on the south side of building. The unit is controlled by a programmable thermostat. Equipment was installed in 1999 and appears to be in good condition.

Toilet room exhaust is handled by an individual ceiling mounted exhaust fan controlled by a wall switch. Exhaust fans appear to be in good condition.

Plumbing

The water service to the building comes from Abbot Road. The 3/4" dia. service enters the building and contains a shut-off valve and meter. The water service does not contain any type of backflow prevention devices. The natural gas service also comes from Abbot Road to a gas meter located on the north side of the building.

The plumbing fixtures and piping were installed in 1999 and appear to be in good condition. Domestic hot water is generated by a 30-gallon electric water heater located in basement. Water heater was installed in 1999 and is in good condition.

Fire Protection

There is no sprinkler system installed in the building.

C. Electrical (South)

The power source for the Alumni House comes in as a residential single-phase 208-volt service to a 200-amp main circuit breaker panel with 42-circuit capacity. There are only two spaces available for expansion. There is no emergency power in the building but there are emergency lights with battery packs for emergency egress lighting. The lighting consists of recessed fluorescent fixtures throughout. There are several residential smoke detectors located within the building. There is a Sonitrol security system installed in the building with motion sensors and alarm devices. The building is tied into the campus data network through a Cisco Bridge. The telephone system is tied in through a Panasonic KX-TA624 advanced hybrid system unit.

4.0 City Campus

4.1 Site

A. Overview: This complex consists of two sites. The Academic Building is occupied by the former US Postal service facility and is contained within the city block bounded by South Division Street on the north, Ellicott Street to the west, Oak Street to the east and Swan Street to the south. This parcel contains approximately 1.66 acres.

The second site of the City Campus (Athletic Building) is located in the city block bounded by South Division Street on the north, Oak Street on the west, Seneca Street to the south and Elm Street on the east. This parcel contains a total of 1.52+/- acres.

B. Access: There are four main entrances to the Academic Building. The entrance to the east of the building has become the primary entrance due to the proximity to the parking lot. This entry should be further reviewed as it is currently the loading dock area and not designed for a primary student entrance. Vehicle access can be from either S. Division or Swan Streets. There is also pedestrian access between the two buildings through an underground tunnel at Oak Street. The main entrance to the Athletic Building is from the west. There is no vehicle access.

C. Parking: Student parking is located in a surface parking lot East of the Athletic Building. A smaller reserved parking area is provided on the East side of the Academic Building. This is also the loading dock area. It is primarily used by administration and daycare.

D. Handicapped access: A handicapped ramp is located on the south side of the Academic building. It appears to meet current regulations. Entrance to the Athletic Building is at grade and accessibility is not an issue.

4.2 Overall City Campus

A. Architectural (City)

The city campus consists of two buildings, the Academic building (Old Post Office) and the Athletic building (Flickenger Sports Center). The buildings are located in downtown Buffalo across the road from Dunn Tire Park baseball field Each building covers a block area and is separated by Oak Street. A tunnel was constructed under this road to link the two buildings together for pedestrian use. There are no parking spaces

connected to either building for staff or students. Various car parking lots are located around the area.

B. Mechanical (City)

General

The building is heated and cooled by a combination water-cooled heat pump/central station air handling unit system. Cooling is provided by the refrigeration cycle in the heat pumps and a single water-cooled centrifugal chiller. Heating is provided by the refrigeration cycle in the heat pumps and two hot water scotch marine boilers. The air handling units have chilled water cooling coils and glycol/water solution heating coils. The water system for the heat pumps is heated in a water-to-water heat exchanger. Glycol/water solution from the boilers heats the system water. The system water is cooled in an evaporative closed circuit fluid cooler.

C. Electrical (City)

The City Campus has various electrical systems that were reviewed and documented during the site visit. These systems included Main Incoming Service, Building Power Distribution, Emergency Power, Lighting, Fire Alarm, Telephone, Data/Network Communication, Video and Security. Most of the Building Power Distribution panels were filled to capacity and had little or no room to add any new circuit breakers. Cable management for communications cabling within and between buildings is an inherent problem.

4.3 Academic Building, City Campus

A. Architectural (City)

General

The Academic building consists of a six-story stone masonry structure, built in 1901 (five floors above ground with one below the basement). It has a five story interior atrium and a 244-foot tower over the front entry. The building was designated a national landmark in the 1980's.

In 1981 the building was refurbished to become a college facility for Erie County Community College (ECC). The building houses various different college classes, a library, auditorium and administration offices.

Exterior

The exterior finish is of a Maine granite with decorative ornaments around each elevation. The tower has vegetation growing on it at various locations, which should be removed. Close inspection of all the exterior masonry joints were not carried out in this report, however there are signs that repointing is required at the 4th and 5th floors with water penetration occurring in corner rooms. The windows are double hung sash with the original wood frames. The wood frames, especially on the higher floors, require painting. The entrances are aluminum framed assemblies with the original oak doors to the sides, permanently set in recesses.

Over the atrium is a hipped frame skylight with copper cladding externally around the upstand. Several sections of the copper were loose and required refixing. Around the perimeter of the building is a steel frame A pitched roof with shingle finish. Between the pitched roof and the atrium is a section of flat roof with a built-up roofing system in place.

Flat roofs over the vestibules showed signs of water ponding and leaks to underside. These roofs should be re-roofed in the near future.

Over the loading dock area is a steel canopy with a flat concrete deck roof. The steel beams show signs of severe rusting along the bottom flange. Underside of the concrete deck is spalling exposing the reinforcement bars. Structural investigation should be carried out to determine if steel structure is still safe.

Interior

Floor finishes with the building consisted of terrazzo in corridors and circulation areas with VCT in the majority of the rooms and carpet in others. A timber floor is present to the Auditorium stage but appeared to be thin in thickness. The concrete floor to the loading dock is damaged by the doors, and is forming a trip hazard. The VCT is lifting in several areas through out the building with other sections badly cracked.

The walls through out the building consist mainly of painted plaster. A few areas were damaged by water penetration. The entrance lobby, corridor and pillars hand the original marble finish in good condition. Within the President's office, boardroom and the old courtrooms there is wood panels in good condition.

Ceilings within the rooms are suspended grids with acoustical files. The entrance lobbies and corridors have painted plaster ceilings all appear in good condition.

Minor sewer problems were indicated within the boiler room area. Further investigation work should be carried out to determine the extent.

The internal finishes of the tower are in very poor condition with plaster missing off walls and floor finishes being removed. The tower appears to be no longer in use but maintenance should still be maintained to ensure structural stability.

B. Mechanical (City)

Heat Pumps

Both console and horizontal heat pumps generally serve the perimeter spaces and smaller interior spaces. Rooms are individually controlled by the heat pumps that serve those spaces. System water is circulated to all heat pumps from the basement equipment room. Some heat pumps serve a single room, some serve multiple spaces.

Air Handling Units

Larger spaces such as the Dining Area, Atrium, Library, Auditorium and Corridors are served by central station air handling units. The equipment is located in basement fan rooms and in three penthouse spaces above the fifth floor. Each air-handling unit contains a chilled water coil, a glycol/water solution hot water coil, filter/mixing section and fan section. The units have outside air intakes for ventilation and economizer cooling capability.

Ventilation Units

Three heat recovery minimum ventilation air handling units serve the spaces conditioned by heat pumps. The units have exhaust and supply fans with a refrigerant heat recovery coil to pre condition the intake ventilation air with the exhaust air from the building. Two units are located in penthouses above the fifth floor, one is located on the roof. Ventilation air is delivered to ceiling plenums and directly to some spaces. Ventilation air is drawn from the ceiling and delivered to the spaces via the horizontal heat pumps located in the ceilings. Two 100% outside air minimum ventilation units serve various spaces also. The units have both heating and cooling coils. One is located in a basement fan room, one is located in a penthouse. Ventilation air is delivered directly to the spaces served by the units.

Chilled Water

The chiller is located in the basement mechanical room. One chilled water pump serves the system with secondary chilled water pumps at

cooling coils. One condenser water pump serves the chiller and delivers condenser water to one open induced draft-cooling tower on the roof. The cooling coils in the air handling units are fed chilled water through a primary/secondary pumping arrangement with secondary pumps and three way mixing valves at each coil to control discharge air temperature.

Heat Pump System Water

Water serving the water source heat pumps is circulated by one of two system pumps, one is normal operation and one is stand-by service. Water is circulated through an evaporative closed circuit fluid cooler and a glycol/water solution to system water heat exchanger. The glycol/water solution is heated in the two boilers. System water is pumped to each heat pump in the building. The heat pumps are controlled via space temperature with constant water flow through each unit.

Glycol/Water Solution

The heating boilers are located in the basement boiler room. The units are gas fired scotch marine type hot water boilers. They directly heat a glycol/water solution which is pumped to the air handling unit coils and the heat pump system water heat exchanger. Two pumps circulate the glycol/water solution, one normal operation, and one stand-by service. The heat exchanger is controlled via a three way-diverting valve on the glycol/water solution in order to regulate the heat pump system water temperature. The air handling unit heating coils are controlled via a three way diverting valve to maintain discharge air temperature.

C. Electrical (City)

The 4160-volt primary power comes into the building to two 1500 kVA transformers. From these transformers a 4000 amp secondary duct bank feeds a 480/277 volt switchboard. The switchboard distributes 480 volt 3 phase power via 1000 amp circuit breakers to two main distribution panelboards located in electrical rooms on the first floor along with several other feeds to power panels handling mechanical equipment throughout the facility. The two main distribution panelboards on the first floor feed power vertically to electrical rooms on each floor with transformers and subpanels for utility power on each floor. There is presently sufficient spare circuit breaker capacity available throughout the building for future expansion possibilities. There is a 125 kW Onan emergency generator that provides power for exit and emergency lighting, fire alarm, elevator and some HVAC equipment. The corridor lighting consists primarily of metal halide pendant fixtures with some retrofitted fluorescent fixtures with T-8 lamps and electronic ballasts and decorative incandescent fixtures. There is some metal halide flood lighting in the atrium area. The majority of the classroom lighting is done with metal

halide pendent fixtures and the office lighting is provided by indirect fluorescent soffit mounted fixtures. The Fire Alarm system is by Edwards with control and annunciator panel in the security office and detectors and alarm devices throughout the building. The data system was connected to the campus network through IBM hub equipment and Cisco routers. The cable management and routing of the data network needs to be addressed, as it lacks documentation and should be reworked in many areas. The telephone system is by Motorola and the PA / Intercom system is by Dukane with a central clock system throughout the building.

4.4 Athletic Building, City Campus

A. Architectural (City)

General

The Athletic building consists of a three story steel frame with external precast panels and masonry partitions, built in 1993. The entrance consists of a large atrium leading to the swimming pool and sports hall. Around the perimeter of the sports hall is a mezzanine-viewing track. The building has a flat roof construction with the plant located over a third of its area.

External

The exterior finish is precast concrete panels with double-glazed, storefront windows and curtain walling around the atrium. A study carried out by the college indicated that the corting to the precast panels has failed. Close inspection of the joints were not carried out during this inspection. A visual inspection of the ballasted roofing system appears in good condition, however water leaks had occurred around the concrete wall dividing the swimming pool and sports hall.

Interior

Walls consisted of exposed or painted concrete block with areas of glass blocks. Rust spots were visible internally on the sports hall columns. These columns should be repainted and monitored to see if rust reappears. Ceilings consist of suspended ceilings with acoustical panels in the classrooms, offices, corridors and changing areas; with exposed steel beams and decks over the swimming pool and sports hall.

The floor finishes vary throughout the building with VCT to classrooms and corridors, concrete finish to changing rooms, balcony and maintenance rooms, tiled floor to swimming pool areas, and matt flooring to the sports hall and wellness center. Along the concrete balcony to the

swimming pool, cracks are visible. Further investigation needs to be carried out to determine if movement is still occurring within the structure.

A pitched glaze skylight is present over the atrium. There are signs of water penetration occurring along the gutters. We were unable to determine if this is an old or new problem.

B. Mechanical (City)

The heating and plumbing systems are new and in good condition. There are no apparent deficiencies.

C. Electrical (City)

The electrical system is new and in good condition. There are no apparent deficiencies.

5.0 Real Estate Appraisals

KLW GROUP

Klauk, Lloyd & Wilhelm, Inc.

Real Estate Appraisers and Consultants

October 3, 2001

Ms. Deborah Pease
Project Coordinator
Wendel Duchscherer
95 John Muir Drive
Amherst, New York 14228

Re: Erie County Community College
Campus Assessments

Dear Ms. Pease:

In response to your authorization we have undertaken the real estate appraisal assignments of the above captioned properties. This is a ***limited*** appraisal and is submitted in a ***restricted*** report format. ***It should be clearly understood that a limited appraisal invokes the Departure Provision of Appraisal Standards. Because of the restricted nature of this appraisal this report cannot be properly understood by anyone other than the client, without additional information retained in our work file.***

Identification of the Subject Properties:

The properties considered in this analysis are the three campuses collectively referred to the Erie County Community College. These include the city campus, in the city of Buffalo, Erie County, New York, the south campus in the towns of Hamburg and Orchard Park, Erie County, New York, and the north campus contained in the town of Amherst, Erie County, New York.

Erie County tax records specifically referred to properties as follows:

The city campus is comprised of two sections, block and lot numbers, SBL are 111.13-22-1 (70 Swan Street) & 111.13-21-1.2 (120 Swan Street).

The south campus is located in part in the town of Orchard Park and part in the town of Hamburg. The portions of the property located in the town of Orchard Park are primarily along the west side of Abbott Road and encompass the section block and lots 161-5-1, 1A, 1B, and 3.1. This encompasses a combined area of approximately 111.7 acres improved with parking lots and a portion of the athletic facilities for the college.

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Identification of the Subject Properties: (Cont'd)

A third parcel located in Orchard Park identified as SBL# 172.07-1-8.1 at 5885 Big Tree Road is a 6.7-acre site developed with a former auto and boat agency facility now devoted to use as the ECC auto-training center.

The balance of the south campus is located in the town of Hamburg identified as SBL#'s 160.19-1-4.1, a vacant site containing approximately 58.47 acres and SBL# 160.16-1-12.0 a 42.7 acres site that houses the majority of the campus improvements and parking lots.

The north campus is assessed in the town of Amherst as SBL 81.02-1-1.0. This is reported to be a 116.5-acre site and includes all of the improvements related to this campus as well as all of its athletic fields.

Property Rights Appraised:

The interest valued in this report is the fee simple estate for each campus.

The reader should be aware, however, that the city campus has a restrictive covenant that limits its use to an educational related facility until at least the year 2009. Specifically this pertains to the former post office facility, which houses the majority of the classrooms for the campus. This limitation of use does not extend to the more recently constructed natatorium.

With respect to the south campus we have been informed that there are one or more leases that may encumber the portion of the campus within the town of Orchard Park. Reportedly this lease is with the Buffalo Bills Organization. We have not been provided with any details with respect to this lease, therefore any analysis of its impact on the property, if any, cannot be determined at this time.

With respect to the north campus, in the town of Amherst, we are not aware of any encumbrances other than normal utility easements and use restrictions as would be dictated by zoning.

Purpose and Intended Use of the Appraisal:

The purpose of the appraisal is to estimate market value of the real estate in fee simple title taking into consideration a physical assessment of each facility that was conducted by Wendel Duchscherer. The intended use of the report is to aid our client in their overall assessment of each campus.

<u>The value estimate is intended to represent market value defined as follows:</u>

Market Value Defined: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (The Appraisal of Real Estate, 11th ed., page 22 published 1996 by the Appraisal Institute.)

Purpose and Intended Use of the Appraisal: (Cont'd)

A current economic definition agreed upon by agencies that regulate federal financial institutions in the United States of America is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

a) Buyer and seller are typically motivated;
b) Both parties are well informed or well advised, and each acting in what they consider their own best interests.
c) A reasonable time is allowed for exposure in the open market;
d) Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and
e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (USPAP, 1992 edition)[1]

Effective Date of Valuation:

The effective date of valuation for this report is the date of the respective property inspections. For the north campus the inspection occurred on June 25, 2001; the south campus was inspected on June 27, 2001; the auto tech center in Orchard Park was inspected on July 3, 2001 as was the city campus.

Scope of the Assignment:

The scope of the appraisal assignment is intended to encompass the investigations, research and analysis necessary to prepare the report in accord with 1) the stated purpose and function of the report and; 2) the Standards of Professional Practice of the Appraisal Institute, and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation. In regard to this assignment it involved the following:

- Research and collection of market data related to market conditions and market activity.
- An inspection of the subject premises.
- Review and analysis of the plans and specifications provided.
- Consideration of engineering survey and findings.
- Exterior inspection of comparable and competitive properties.
- Consideration and application of the appropriate valuation methods.
- Reconciliation and conclusion of final estimate of market value.
- In the course of collecting and confirming market data, no important information has been knowingly withheld.

[1]Appraisal Institute, The Dictionary of Real Estate Appraisal, third edition (Chicago, Illinois Appraisal Institute, 1993), p. 222-223

Scope of the Assignment: (Cont'd)

The scope of this assignment did not encompass the following:

- Detailed review of the zoning ordinance that governs the subject properties.
- A detailed analysis of each property as no leases, current title reports, or legal descriptions were provided.
- In-depth market and highest and best use analysis.
- An exhaustive and detailed investigation of additional comparable data sources.

It should be clearly understood this is a limited appraisal that invokes the Departure Provision of Appraisal Standards. Because of the limited nature of this appraisal this report may not be properly understood by anyone other than the client, without additional information retained in our work file.

Ownership and Occupancy:

Each of the properties considered in this report were owned by the county of Erie and occupied in whole or in part by the Erie County Community College.

Reportedly, a portion of the south campus in the town of Orchard Park is encumbered, to some degree, by a lease with the Buffalo Bills Organization. No information regarding this lease or leases was made available.

Sales History:

There have been no sales involving any of the properties considered in the preceding three years.

Valuation Procedures:

The following summarizes the evaluation of each of the subject campuses. The valuation in each case undertakes a direct sales comparison approach with the purpose of estimating the value of the respective facilities, under the assumption of average condition, with no serious or significant items of deferred maintenance. The valuation also addresses the potential for each of the facilities to accommodate an alternate use that would be most readily adaptive to the existing facilities.

Incorporated in each analysis is Wendel Duchscherer's cost estimates to bring the buildings to an average level of condition. Their estimates are based on the physical inspection of each of the facilities and the associated costs with curing deficiencies that were observed during those inspections.

Finally, each of the subject campuses is valued as vacant land as if available and ready for development.

The purpose of providing the land value estimate is to allow the reader some insight into the contributing value of the land as it relates to the entire complex and also to aid in analyzing feasibility of undertaking repairs at the respective locations.

City Campus – City of Buffalo New York

This complex consists of two sites. Each site is essentially occupied by the building that has been constructed. The classroom site is occupied by the former US Postal service facility and is contained within the city block bounded by South Division Street on the north, Ellicott Street to the west, Oak Street on the east and Swan Street to the south. This parcel contains approximately 1.66 acres. The improvement dates back to the 1800s and is a very ornate, historically designated structure that includes a full basement, some of which is devoted to classrooms, while the balance is mechanicals and storage.

The first floor house's classrooms, administrative areas, offices, a library, various miscellaneous uses and a four-story atrium. The upper floors are limited to corridors and classrooms that overlook an atrium. The width of the corridor – classrooms ranges from approximately 20 to 35 feet around the perimeter of the building. Based on calculations provided to us, the structure contains a gross building area (GBA) of 220,000 SF.

From a utility standpoint, this building has serious functional drawbacks, including energy efficiency, access from one area to the other, particularly on the upper floors and the obligation to maintain the property in accord with historical requirements.

For a use other than governmental, the property has very little appeal in the market place from an investor's perspective.

The building also would seem to have limited utility from governmental standpoints, when considering the interaction of various agencies that might occupy a property like this, i.e., a lack of ability to conveniently access different departments because of the sheer distance to walk from one side of an office to another on the upper floors. This is mitigated by modern technology if properly developed.

From a highest and best use standpoint, the legal limitations of use include the zoning of the area and the historical significance of the improvements and its inherent restrictions. Also there is a deed restriction prohibiting the use of the property for anything but educational use through at least 2009.

Physically, the improvements could be renovated or remodeled to a degree, although it is very unlikely they could be expanded. Theoretically the building could be demolished, although their undoubtedly would be serious legal hurtles to overcome and this is unlikely in the short term.

Functionally, the improvements can serve their continued use, they have some very limited potential for use for other community needs and possibly some remote possibility of office use. Although conversations with area developers experienced in dealing with similar buildings indicate very little interest would be generated, particularly with the Buffalo CBD market vacancy rates hovering in the 20% range.

City Campus – City of Buffalo New York (Cont'd)

Based on the preceding, the highest and best use of this property subject to the conditions noted previously, would be its continued use as an urban based community college campus. This is also a legal requirement, at least through 2009.

The second site of the city campus is located in the city block bounded by South Division Street on the north, Oak Street on the west, Seneca Street to the south and Elm Street on the east. This parcel contains a total of 1.52± acres, and is improved with the 1990s vintage athletic complex, housing an auditorium, gymnasium, running track, weight room, classrooms and miscellaneous offices.

Although this facility is relatively new, items of physical deficiencies were apparent, which may even be structural in nature.

This building contains a gross area of approximately 114,900 SF. This type of facility does not lend itself to conversion to office use and is typically owned by the municipality or, in some rare instances, a private club or, as in the subject's case, an educational institution.

From the highest and best use standpoint, this property is governed by the legal restrictions of the zoning, which is a fairly liberal within the central business district.

Physically the building could be demolished, it is unlikely that it could be expanded and given its recent construction, renovations would unlikely generate any higher value, subject to the physical needs that the Wendel Duchscherer's physical assessment disclosed.

Financially feasible uses of the improvement are limited to community based service, since the private sector is barely able to maintain the existing facilities operated on a private membership basis. The subject facility, in a sense, competes with the private sector in that memberships are available, in addition to the facility serving the needs of the community college. Furthermore, this type of facility enhances community life in its ability to attract athletic events that require a facility such as this.

Valuation:

Former Post Office:

An analysis of land sales from the downtown area indicates the classroom site could command a value as vacant and available for development ranging from $2,200,000 to $2,900,000.

Sales of improved properties adjusted for the subject's limitations indicate a value as improved that would approximate $1,100,000 to $2,200,000.

Sales of school facilities and similar specialty properties indicate a value for this project should approximate $3,300,000 to $4,400,000.

City Campus – City of Buffalo New York (Cont'd)

Valuation cont'd:

Natatorium Site:

Market analysis of the natatorium site as vacant, produced a value ranging from $2,000,000 to $2,330,000.

Analyzing the value of the property as improved there is very little sales information available, therefore a cost approach is the most applicable method of estimating depreciated cost. Our analysis produced a depreciated cost including land value ranging from $6,600,000 to $8,100,000.

On this basis, demolition of this improvement cannot be justified and the project, as it presently stands, serves as the highest and best use of the property at this time.

The city campus overall has limited potential to attract investment or alternate use. The facility appears to serve a need for higher education in the urban area with a potential for alternate community use being limited by virtue of the deed restriction on use and the limited utility of its floor plan. Present use as a community college campus appears to be the highest and best use. The athletic facility enhances the campus life, it also serves the general downtown area and the taxpayers of Erie County as a high quality athletic and recreational facility.

Overall, the property lacks from its inability to be expanded and a lack of any dedicated parking. However, there are ample public ramps and private and surface lots in the general vicinity.

Wendel Duchscherer's physical assessment of this campus indicates an immediate need for a capital investment for physical deficiencies of approximately $330,000 to $390,000.

The property value is summarized as follows:

ECC City Campus

Property Value In Use			
Former Post Office	$3,300,000	to	$4,400,000
Natatorium	$6,600,000	to	$8,100,000
Deferred Maintaince*	($330,000)	to	($390,000)
Total All Components	**$9,570,000**	to	**$12,110,000**
Land Value As Vacant			
Former Post Office	$2,200,000	to	$2,900,000
Natatorium	$2,000,000	to	$2,330,000
Total All Components	**$4,200,000**	to	**$5,230,000**

South Campus – Towns of Hamburg and Orchard Park

This campus is comprised of a well-integrated main campus with athletic and parking facilities. The main body of the facility is located west of Abbott Road, south of Southwestern Boulevard and north of Big Tree Road and contains approximately 213 acres. The campus is improved with multiple buildings, all but one of which are, interconnected and provide for self contained climate controlled environment. This complex was built in the early 1970s and generally appears to be well maintained, subject to disclosures of the Wendel Duchscherer physical assessment. The total gross building area of the complex as developed by Wendel Duchscherer is 366,693 SF, housed within 7 buildings.

Reportedly, a portion of the main campus, in the town of Orchard Park, is subject to a lease agreement with the Buffalo Bills Organization. We have not been provided with any data relating to this lease.

The Hamburg/Orchard Park area, where this property is located, has seen very little development over the past 30 years when contrasted with the northern suburbs of Erie County. Population density is dramatically lower, therefore demand for property is correspondingly lower. However, there are pockets of development including the "7 Corners" area west of the campus.

Uniland Development has owned a 75-acre site in the town of Hamburg for approximately 8 years and has seen little, if any, interest in any type of development. While in the same time frame, Uniland has undertaken development of several large projects in the north towns, which have absorbed rapidly.

In addition to the main campus, the south campus also has an independent site nearby and a small part of the main campus (1± acres) is devoted to an alumni office.

On the west side of Abbott Road, just north of Big Tree is a small parcel we have allocated as containing 1 acre. This parcel is improved with the alumni office, a former single family, cape cod style residence and detached structure. The residence has been converted to an office, which is typical of many properties along commercial routes. This building also contains a full basement. The other structure on the property is a one-story wood frame building used for entertaining and recreational purposes. This building could also function as an office, subject to some minor upgrades. These improvements were found to be in above to average condition and contains approximately 1,969 SF.

The other facility associated with the south campus is a former full service automobile and boat sale dealership located on the south side of Big Tree Road, almost adjacent to the 219 expressway with ingress and egress ramps conveniently located nearby. This property, which is zoned for Business use, consists of a 6.7 acre site improved with a relatively modern one story automotive service facility that has been incorporated into the south campuses' automotive technical training department. The former showroom area has been converted to office and classrooms while the service areas have continued in use, subject to modifications to accommodate student training needs. The service area is divided into engine repair, a collision department as well as equipment and part storage. This facility is considered to be in average condition, subject to Wendel Duchscherer's report of physical conditions. The structure contains a GBA of 31,446± SF.

South Campus – Towns of Hamburg and Orchard Park (Cont'd)

From a highest and best use standpoint, each of the properties comprising the south campus are governed by the underlying zoning regulations. In the case of the main campus, there may be potential for rezoning for alternate use, either whole or in part. Rezoning is not uncommon, but it is largely dependent upon intended use, and utility of surrounding properties.

Physically it is possible to expand any of the buildings and it is also possible to demolish portions or all of the improvements. Renovation of the improvements is also possible.

From a financial feasibility standpoint demolition of any of the improvements is not financially feasible as all of the components of the south campus have values, as improved, that exceed the value of the underlying land as vacant. Additionally, the main campus area has what appears to be excess land totaling 100± acres with the potential for independent sell off, if not necessary for future expansion.

It would not appear to be financially feasible to renovate any of the existing improvements, subject to the Wendel Duchscherer report of physical conditions, as most appear to have been well maintained.

On this basis, the maximally productive use of the south campus is for the continued use of the facilities located on the main campus in their present use. There does not appear to be adequate demand for sale for alternate use for something such as an office campus, given the limited demand in the south towns area in general, as the current supply and demand for office appears to be in balance. Conversion to any type of residential use would be financially prohibitive without substantially discounting of a value below the continued use indications. However there is excess land that does not appear to be necessary for the current campus configuration, although it may be desirable to retain this area for future expansion.

Regarding the alumni office, this as a maximally productive use for continued office facility whether associated with the campus or not.

The automotive service center also has a maximally productive use for its continued use, although alternate use should not generate a significantly higher or lower value in its capacity to be used for office/warehouse or office/light manufacturing.

Valuation:

The land value analysis for the three components resulted in the following:

Main Campus comprised of 112 acres @ $10,000-$15,000/acre = $1,120,000 to $1,680,000
Excess land at the campus 100 acres @ $10,000-$15,000/acre =$1,000,000 to $1,500,000

The commercial site on Abbott Road, improved with the office and ancillary building, indicates a land value as if vacant and available for development that should approximate $40,000.

The land value for the automotive service center with its 6.7 acres should command a value ranging from $40,000 per acre to $60,000 and a overall land value that would range from $268,000 to $402,000.

South Campus – Towns of Hamburg and Orchard Park (Cont'd)

The analysis of sales data related to the improvements on the main campus point to a value indication that would range from $20 to $25 per square foot of gross building area. Land area required to service these building and provide for the requisite recreational and athletic facilities, is 112± acres.

The overall value for the campus and its land area are indicated to range from $7,335,000 to $9,165,000.

Additional value could be derived from the excess land (100± acres) which ranges from $1,000,000 to $1,500,000. This could be substantially higher if a commercial rezoning could be achieved.

The analysis of improved sales of office buildings comparable to the alumni office and its ancillary improvements indicate a value ranging from $65 to $85 /SF of gross building area. Given the combined area of this site improvements at 1,969 SF indicates a value range for this entity from $128,000 to $167,500.

The analysis of the automotive service center included consideration of sales of other automotive agency sales as well as sales of general office warehouse and office manufacturing facilities. This sales information concludes to a value indication that ranges from $40 to $50/SF of gross building area. This develops an overall value indication for this 31,446 SF entity, which ranges from $1,260,000 to $1,572,000.

Wendel Duchscherer's physical assessment of the south campus indicates an immediate need for repair and or replacement of 1 million to 1.1 million dollars.

The property analysis is summarized as follows:

Property Value In Use			
Main Campus 112 Ac.	$7,335,000	to	$9,165,000
Excess Land 100 ac	$1,000,000	to	$1,500,000
Abbott Rd. Office	$128,000	to	$167,500
Auto Training Center	$1,260,000	to	$1,572,000
Deferred Maintaince*	($1,000,000)	to	($1,100,000)
Total All Components	**$8,723,000**	to	**$11,304,500**
Land Value As Vacant			
Main Campus 112 Ac.	$1,120,000	to	$1,680,000
Excess Land 100 ac	$1,000,000	to	$1,500,000
Abbott Rd. Office	$40,000	to	$40,000
Auto Training Center	$256,000	to	$384,000
Total All Components	**$2,416,000**	to	**$3,604,000**

N.B. this campus is, inpart, reported to be encumbered by a lease with the Buffalo Bills organization. The lease was not made available for this evaluation. Therefore its impact on the property and its value (if any) cannot be determined. Furthermore, our analysis of the property is based on a fee simple estate.

North Campus – Town of Amherst

This property is located on the east side of Youngs Road between Main Street on the north and Wehrle Drive on the south. The corridor between Main Street and Wehrle Drive running from Transit Road west to Getzville Road, in the village of Williamsville, is one of the most active areas of commercial real estate development within all of Erie County.

The property itself is zoned community facilities (CF) reflecting the use of the property as a community college.

This property comprises of 116.5± acres including vacant land at the corner of Main & Youngs Road devoted to some athletic uses, although many of the athletic facilities are in a state of neglect, i.e. track, tennis courts and the infield of the track itself. The building improvements on the campus include several detached structures as well as a series of structures interconnected by common corridors. The vast majority of the buildings were constructed in the mid to late 1960s and have received very little updating since the original construction. Many of the buildings require new roofs and none of the facilities have central air-conditioning, with only minor exceptions. There is one new structure on the property that was developed as a day-care center and is in good condition.

The complex is comprised of 8 buildings with a reported gross building area of 526,355 SF.

The parking areas at the campus are in various stages of deterioration and there are some areas that show evidence of subsidence.

Based on our physical inspection of this property, there appear to be some serious physical deficiencies within in many of the improvements. Wendel Duchscherer's report of physical condition addresses these problems. Our analysis is predicated on the subject buildings being in at least average condition. This is a condition where mechanical systems, roofs and structural components of the improvements, while not new, are functional and would have a remaining life of at least 10 to 15 years. Our analysis of the property as improved is premised on this condition rating. Therefore any condition rating less than this, as determined by Wendel Duchscherer's analysis, will be a direct deduction against our value estimates.

In analyzing this property, if this campus were operating at maximum occupancy, all of the property associated with the campus would be necessary for its operation. This assumes the campus would require athletic facilities with interior areas required for future expansion and green space.

The legally permissible uses for this property are governed by the zoning although rezoning is possible and even probable based on other rezonings that have been granted in the past, in the immediate area. Rezoning is possible for retail commercial and office development as well as multi-family residential. Office and multi-family uses have been developed in the area in the immediate past. Considering the property as improved, the same existing zoning applies, however, rezoning of the property, as noted, is possible, and may allow for alternate uses of the existing structures.

North Campus – Town of Amherst (Cont'd)

We have also been informed there maybe a deed restriction or some type of restrictive covenant on the property with respect to the need to maintain the library building on the property, although we have been unable to confirm this.

Physically the improvements, with a possible exception of the library, can be demolished, remodeled, expanded or renovated. The improvements are assumed to be in average condition even though it is obvious that many are not. In fact many are in various stages of deterioration and require substantial capital investment to insure their continued use. This was confirmed by the Wendel Duchscherer report of physical conditions.

With respect to the continued use and the ability to expand the existing campus buildings, it is unlikely, that this could occur given the needs for parking, green space and athletic / recreational facilities.

However, when addressing the improvements for possible alternate or adaptive uses e.g. commercial or possible residential, there undoubtedly would be excess land beyond the needs of the adaptive use.

Any possible alternate use of the existing improvements would, most likely, result in the land area along Main Street and Youngs Road to be available for additional development in an alternate use scenario. This would provide for approximately 20 acres of excess land.

Based on the assumption that the subject improvements are in at least average condition and considering the underlying land value of the subject property as if vacant and available for development, it would not appear that the demolition of the campus buildings could be justified. However, this position is barely tenable based on the outcome of Wendel's report of physical conditions and the costs associated with achieving buildings in average condition.

In planning the campus, better use could have been made of the property and this contributes to the limitations of its functional utility. It also appears the campus is super adequate for current and probable near term future needs of the area and the demand for property within this area of Amherst for other uses.

Based on the preceding, our conclusion for the highest and best use of the North Campus is continued use as a community college campus on an interim basis only. Major repairs to the building cannot be justified based on the current economic conditions and the changing character of the area.

Valuation:

Land value in the area indicates a range extending from $65,000 to $85,000 per acre, indicating land value that would range from $7,570,000 to $9,900,000.

In the analysis of sales information pertaining to the property as improved, again assuming average condition of the existing improvements, indicates a value range that would extend from $20 to $25 per SF for the subject's 526,355 SF of gross building area. This produces an overall value that would range from $10,526,000 to $13,160,000.

Allowing for Wendel Duchscherers' estimated costs for repairing and curing physical deficiencies at the property the land value as vacant is almost equal to and in fact is somewhat in excess of the "as is" value of the campus with its improvements.

In the event, the existing buildings were targeted for an alternate use, then the value range of the existing improvements, again subject to Wendel's report of physical conditions, could range from $15 to $20 per SF or an overall value potential of $7,900,000 to $10,527,000.

In the latter scenario, these improvements would not require the entire 116.5 acres of land and it appears that approximately 20 acres of excess land would be available. These 20 acres are at the prime location of the subject property at the corner of Main and Youngs Road and should command a market value ranging from $75,000 to $100,000 per acre or from $1,500,000 to $2,000,000.

This property analysis is summarized as follows:

ECC North Campus

Property Value In Use			
Main Campus 116 Ac.	$10,526,000	to	$13,160,000
Excess Land None	$0	to	$0
Deferred Maintaince*	($3,300,000)	to	($3,500,000)
Total All Components	**$7,226,000**	to	**$9,660,000**
Property Value Alternate Use			
Main Campus 96 Ac.	$7,900,000	to	$10,527,000
Excess Land 20 ac.	$1,500,000	to	$2,000,000
Deferred Maintaince*	($3,300,000)	to	($3,500,000)
Total All Components	**$6,100,000**	to	**$9,027,000**
Land Value As Vacant			
Main Campus 116 Ac.	$7,540,000	to	$9,860,000
Total All Components	**$7,540,000**	to	**$9,860,000**

* estimates based on Wendel Duchscherer's repair analysis

Summary:

The city campus appears to be legally required to continue in its capacity as an educational facility through at least the year 2009. This facility will not readily lend itself to alternate uses, either on an individual site basis or as an integrated operating entity.

The south campus in the towns of Hamburg and Orchard Park, is in an area that is experiencing limited development and limited growth as compared to the north towns.

The locale is more pastoral and conducive to an educational facility, and in fact, is in the vicinity of similar ventures. The campus has ample room for expansion and the improvements are in relatively good repair, and have received adequate if not preventative maintenance.

The northern campus is in an area of commercial growth, in one of the more densely developed communities of the entire county. Land values are escalating, properties are regularly rezoned and there is continued high demand for office and retail space and even new multi-family construction. Each of these types of development has been exhibited in the area in the recent past. The campus improvements themselves are in a deteriorating condition. It appears that campus enrollment in this area is declining. Economically this campus is a candidate for consideration for alternate adaptive use or complete redevelopment.

Cordially,

Klauk, Lloyd & Wilhelm, Inc.

Gregory C. Klauk
President

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GENERAL CONTINGENT AND LIMITING CONDITIONS:

- That the date of value to which the opinions expressed in this report applies is set forth in the letter of transmittal. The appraiser assumes no responsibility for economic or physical factors occurring at some later date, which may affect the opinions herein stated.

- That no opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.

- That no opinion as to title is rendered. Data on ownership and the legal description were obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management.

- That no engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist, unless otherwise noted.

- The maps, plats, and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.

- That the projections included in this report are utilized to assist in the valuation process and are based on current market conditions, and anticipated short term supply and demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.

- That testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal unless such arrangements are made a reasonable time in advance.

- That because no title report was made available to the appraiser, no responsibility can be assumed for such items of record not disclosed by his normal investigation.

GENERAL CONTINGENT AND LIMITING CONDITIONS: (Cont'd.)

- That no consideration has been given in this appraisal to personal property located on the premises, unless otherwise noted.

- Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated.

- Furthermore, the appraiser is not qualified to test for such substances or conditions. The presence of such substances (e.g. asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions) may affect the marketability and/or value of the property. The opinions rendered in this report are predicated on the assumption there are no such conditions on or in the property or in such proximity thereto that would cause a loss in marketability and/or value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

- Regarding improved property, the Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we do not consider possible non-compliance with the requirements of the ADA in estimating the value of the property.

Extraordinary Contingent and Limiting Conditions

- The information within this report is presented with the understanding that appraisals and reporting formats vary greatly, depending upon the client's individual needs, time constraints, the size and complexity of the property, and the intended use of the data. It should be clearly understood that this is a limited appraisal that invokes the Departure Provision of the Uniform Standards of Professional Appraisal Practice (USPAP). By definition, this limited appraisal has a lower level of reliability than an appraisal that does not invoke the departure provision.

GENERAL CONTINGENT AND LIMITING CONDITIONS: (Cont'd.)

Extraordinary Contingent and Limiting Conditions (Cont'd)

- We have relied on the Wendel Duchscherer report of physical deficiencies as part of our valuation analysis. This report depicts the costs to cure or repair significant physical deficiencies at the respective campuses. These items have a significant impact on the value of the properties and are required to ensure the continued viability of the buildings for the near term. It is our understanding there may be other long-term needs at the respective campuses however, these are not addressed.

- We have also relied on Wendel Duchscherer's calculations of gross building areas at each campus.

- With respect to the city campus there is a deed restriction that requires the former post office facility, (now devoted to the main classroom space) be retained for educational related purposes through at least the year 2009. Furthermore this structure is on the national historic registry of historical places, therefore subject to numerous restrictions regarding its maintenance and repair, particularly with respect to its exterior façade.

- The south campus reportedly has a lease that encumbers a portion of its land in the vicinity of Abbott Road. We have been unable to obtain a copy of the lease or any of the terms and conditions there in. Therefore the impact this lease may have on the property, (either land or improvements) cannot be determined. The property is valued in fee simple estate.

- With respect to the north campus we are not aware of any unusual restrictions on use although it is rumored that there may be a requirement to maintain one of the buildings (possibly the library) for its continued use by virtue of the fact that it was reportedly gifted to the college. However this could not be verified. This property is also valued in fee simple estate.

GENERAL CONTINGENT AND LIMITING CONDITIONS: (Cont'd.)

Departure from specific guidelines of USPAP included:

SR1-2(e)(iv) Current legal descriptions or surveys were not provided, therefore, a detailed analysis of easement and encroachments is not possible; further this appraisal does not consider any non realty rights or value, i.e. special tax benefits (abatements, and unique financing terms).

SR1-3(a)(b) Considering the purpose of this limited appraisal a detailed analysis of existing land use (zoning) regulations effecting the property was not undertaken. Furthermore, in at least one instance rezoning is assumed to be possible and probable (North Campus).

SR 1-4 (b). (i,ii,iii) The cost approach to value is not developed in this report.

(c) The income capitalization approach is not developed in this report.

SR2-2(b)(xi) These approaches are excluded from the valuation. This is done under the departure provisions of USPAP. Furthermore, these approaches are not the primary methods of valuation for the subject property type.

This limited appraisal has been prepared for the use of Wendel Duchscherer architects and engineers, to aid in their assessment of the Erie County Community College campuses. The possession of this report does not carry with it the right of publication or copying in whole or in part, and there is no accountability or obligation expressed or implied to any third party. If this report is placed in the hands of anyone other than the client, it is at your risk and obligation to make such party aware of all of the limiting conditions and assumptions of this assignment, and any of the related discussions. Furthermore, this report of a limited appraisal is to be used only in its entirety and may not be used for any purpose other than its intended use.

However, this appraisal is not so limited as to result in a misleading or confusing report. **It is understood that client is aware of the limitations and lower level of reliability inherent in a limited appraisal.**

Certification

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.

- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.

- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. Furthermore, this appraisal report was not based on reporting a minimum valuation, specific valuation or approval of a loan.

- my compensation is not contingent on an action or event resulting from the analyses, opinions or conclusions in, or the use of, this report.

- my analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation and its competency provision.

- I am competent to undertake the appraisal assignment that is the subject of this report based on my achievement of voluntary certification as a General Real Estate Appraiser within the State of New York, previous experience in valuing similar properties, attendance at seminars and courses relating to the specific subject matter or related matters and also based upon personal study and readings relative to the subject property type.

- I am currently certified as a General Real Estate Appraiser with the State of New York's Voluntary Certification Program. This certification indicates competency to perform residential and non-residential appraisals.

- I have made an inspection of the property that is the subject of this report.

- no one provided significant professional assistance to the person signing this report.

- this report is subject to the requirements of the Appraisal Institute relating to review by their duly authorized representatives.

Date: October 3, 2001

Gregory C. Klauk
Appraiser
New York State Certified General
Real Estate Appraiser
Certificate #46-0250

6.0 Data Compilation

6.1 All Campuses

6.2 North Campus

6.3 South Campus

6.4 City Campus

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

August 17, 2001

ALL CAMPUSES

Campus Name	Id #	Health / Safety Investment	Rehabilitation Investment	FALL/SPRING weekly based		SUMMER weekly based		Use of Space (Teaching, Administration, Support, Service, Physical Education)	Flexibility / Adaptability Architecture / Site (Good / Fair / Poor)	Flexibility / Adaptability Electrical (Good / Fair / Poor)	Flexibility / Adaptability Mechanical (Good / Fair / Poor)	Flexibility / Adaptability Overall (Good / Fair / Poor)	Gross Floor Area	Enrollment Figures - Spring 2001	Total Acreage
				Utilization Day	Utilization Even	Utilization Day	Utilization Even								
		$	$	%	%	%	%		G/F/P	G/F/P	G/F/P	G/F/P	SF		
North Campus	1	$3,112,079	$11,072,454	40.86	14.82	22.61	13.30		F	F	F	F	526,355	4,639	
South Campus	2	$1,025,320	$1,085,632	31.69	15.92	18.74	16.73		F	F	F	F	400,108	3,114	
City Campus	3	$361,600	$601,610	34.46	13.99	12.01	8.48		F	F	F	F	334,900	2,314	
Total Investment Cost		$4,498,999	$12,759,696												
Average Percentage				35.6	14.91	17.75	12.84								
Average Flexibility									F						
Campuses Gross Floor Area													1,261,363		
Campuses Total Acreage															333
Campuses Enrollment														10,067	

Revised: 01/11/2002

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

August 17, 2001

NORTH CAMPUS

Campus Name	Id #	Health / Safety Investment	Rehabilitation Investment	FALL/SPRING weekly based: Utilization Day	FALL/SPRING weekly based: Utilization Even	SUMMER weekly based: Utilization Day	SUMMER weekly based: Utilization Even	Use of Space (Teaching, Administration, Support, Service, Physical Education)	Flexibility / Adaptability Architecture / Site (Good / Fair / Poor)	Flexibility / Adaptability Electrical (Good / Fair / Poor)	Flexibility / Adaptability Mechanical (Good / Fair / Poor)	Flexibility / Adaptability Overall (Good / Fair / Poor)	Gross Floor Area	Enrollment Figures - Spring 2001	Total Acreage
		$	$	%	%	%	%		G/F/P	G/F/P	G/F/P	G/F/P	SF		
Bretschger 100-700	1	$1,112,210	$4,036,505	27.18	22.73	11.37	10.07	TEA	F	F	P	F	163,250		
Gleasner Hall	2	$93,925	$1,096,783	27.63	15.75	0.00	9.00	ADM	F	F	P	F	51,222		
Spring Student Center	3	$347,214	$2,118,233	33.57	3.21	0.00	0.00	TEA/SUP	F	F	F	F	88,095		
Dry Memorial Library	4	$364,282	$1,501,420					SUP	P	F	F	F	86,082		
Nunan Services Building	5	$164,765	$461,712					SER	P	P	P	P	21,425		
Bell Sports Center	6	$138,521	$397,391	61.88	6.25	0.00	0.00	PHY	P	P	P	P	28,537		
Kittenger Hall	7	$775,162	$1,427,910	53.05	26.14	33.64	20.82	TEA	F	F	P	F	83,560		
Mary Lou Rath Child Care Center	8	$0	$0					SUP	P	G	F	F	4,184		
North Campus Site	9	$116,000	$32,500						G			G			
Total Investment Cost		$3,112,079	$11,072,454												
Average Percentage				40.66	14.82	22.51	13.30								
Average Flexibility											F				
Campus Gross Floor Area													528,355		
Campuses Total Acreage															117
Campus Enrollment														4,639	

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

August 17, 2001

NORTH CAMPUS

Building Name	Id #	total rooms	Total avail hours		Fall Used		Spring used		% of Use		Summer used		% of Use		Use of Space	Flexibility / Adaptability
			day	evening	day	evening	day	evening	day	evening	day	evening	day	evening		
			Hrs	Hrs	Hrs	Hrs	Hrs	Hrs	%	%	Hrs	Hrs	%	%		GOOD
Bretschger 100-700	1	75	3000	1500	833	372	798	310	27.18	22.73	341	151	11.37	10.07		
Gleasner Hall	2	10	400	200	112	31	109	32	27.63	15.75	0	18	0.00	9.00		
Spring Student Center	3	14	560	280	225	12	151	6	33.57	3.21	0	0	0.00	0.00		
Dry Memorial Library	4		0	0					0.00	0.00			0.00	0.00		
Nunan Services Building	5		0	0					0.00	0.00			0.00	0.00		
Bell Sports Center	6	2	80	40	49	5	50	0	61.88	6.25	0	0	0.00	0.00		
Kittenger Hall	7	55	2200	1100	1192	283	1142	292	53.05	26.14	740	229	33.64	20.82		
Mary Lou Rath Child Care Center	8		0	0					0.00	0.00			0.00	0.00		
North Campus Site	9		0	0					0.00	0.00			0.00	0.00		
SOUTH CAMPUS																
Shenton Administration	10		0	0					0.00	0.00			0.00	0.00		
Vocational / Technical Education	11	40	1600	800	373	85	400	139	24.16	14.00	57	32	3.56	4.00		
Mathematics / Physical Science	12	29	1160	580	454	52	517	176	41.85	19.66	351	128	30.26	22.07		
Business / Humanities / Social Science	13	29	1160	580	580	166	516	206	47.24	32.07	303	121	26.12	20.86		
Student Center	14	11	440	220	106	12	103	16	23.75	6.36	0	0	0.00	0.00		

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

August 17, 2001

NORTH CAMPUS

		total rooms	Total avail hours		Fall Used		Spring used		% of Use		Summer used		% of Use		Use of Space	Flexibility / Adaptability
			day	evening	day	evening	day	evening	day	evening	day	evening	day	evening		
Physical Education	15	6	240	120	61	3	42	15	21.46	7.50	36	24	15.00	20.00		
Community Services	16		0	0					0.00	0.00			0.00	0.00		
Vehicle Tech Center Training Facility	17		0	0					0.00	0.00			0.00	0.00		
Alumni House	18		0	0					0.00	0.00			0.00	0.00		
South Campus Site	19		0	0					0.00	0.00			0.00	0.00		
CITY CAMPUS																
Academic Building	20	56	2240	1120	977	241	1052	280	46.29	23.26	457	95	20.40	8.48		
Athletic Building	21	9	360	180	94	9	76	8	23.61	4.72	13	0	3.61	0.00		
City Campus Site	22		0	0					0.00	0.00			0.00	0.00		
TOTAL		65		1300	1071										0	0

ELECTRICAL REHABILIATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

October 5th, 2001

NORTH CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Bretchger							
	Electrical Service Equipment			sf	$ 63,000.00		
					$ 63,000.00	163250	$ 0.39
Gleasner Hall							
	Electrical Service Equipment			sf	$ 37,000.00		
					$ 37,000.00	51222	$ 0.72
Spring Student Center							
	Electrical Service Equipment			sf	$ 48,000.00		
					$ 48,000.00	88095	$ 0.54
Dry Memorial Library							
	Electrical Service Equipment			sf	$ 32,000.00		
					$ 32,000.00	86082	$ 0.37
Nunan Service Building							
	Electrical Service Equipment			sf	$ 21,000.00		
					$ 21,000.00	21425	$ 0.98
Bell Sports Center							
	Electrical Service Equipment			sf	$ 22,700.00		
					$ 22,700.00	28537	$ 0.80
Kittenger Hall							
	Electrical Service Equipment			sf	$ 35,800.00		
					$ 35,800.00	83560	$ 0.43

ELECTRICAL REHABILIATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

NORTH CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
North Campus Site							
	Site Lighting			sf	$ 32,500.00		
					$ 32,500.00		#DIV/0!

*Note: Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.

ELECTRICAL REHABILIATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3582-01

October 5th, 2001

NORTH CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Bretchger							
	Electrical Service Equipment			sf	$ 63,000.00		
					$ 63,000.00	163250	$ 0.39
Gleasner Hall							
	Electrical Service Equipment			sf	$ 37,000.00		
					$ 37,000.00	51222	$ 0.72
Spring Student Center							
	Electrical Service Equipment			sf	$ 48,000.00		
					$ 48,000.00	88095	$ 0.54
Dry Memorial Library							
	Electrical Service Equipment			sf	$ 32,000.00		
					$ 32,000.00	86082	$ 0.37
Nunan Service Building							
	Electrical Service Equipment			sf	$ 21,000.00		
					$ 21,000.00	21425	$ 0.98
Bell Sports Center							
	Electrical Service Equipment			sf	$ 22,700.00		
					$ 22,700.00	28537	$ 0.80
Kittenger Hall							
	Electrical Service Equipment			sf	$ 35,800.00		
					$ 35,800.00	83560	$ 0.43

ELECTRICAL REHABILIATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

NORTH CAMPUS **REHABILITATION ITEMS** **INVESTMENT**

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
North Campus Site							
	Site Lighting			sf	$ 32,500.00		
					$ 32,500.00		#DIV/0!

*Note: Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.

MECHANICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

NORTH CAMPUS **REHABILITATION ITEMS** **INVESTMENT**

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Bretchger							
	Heating replacement, boiler plant replacement	$ 15.00	163250				
	New HVAC system and boiler plant replacement	$ 20.00	163250	sf	$ 3,265,000.00		
					$ 3,265,000.00	163250	$ 20.00
Gleasner Hall							
	Heating system replacement	$ 10.00	51222				
	New HVAC system	$ 15.00	51222	sf	$ 768,330.00		
					$ 768,330.00	51222	$ 15.00
Spring Student Center							
	HVAC replacement, boiler plant replacement	$ 20.00	88095	sf	$ 1,761,900.00		
					$ 1,761,900.00	88095	$ 20.00
Dry Memorial Library							
	HVAC system replacement	$ 15.00	86082	sf	$ 1,291,230.00		
					$ 1,291,230.00	86082	$ 15.00
Nunan Service Building							
	Heating replacement, boiler plant replacement	$ 15.00	21425	sf			
	New HVAC system and boiler plant replacement	$ 20.00	21425	sf	$ 428,500.00		
					$ 428,500.00	21425	$ 20.00
Bell Sports Center							
	Heating system replacement	$ 10.00	28537	sf	$ 285,370.00		
					$ 285,370.00	28537	$ 10.00
Kittenger Hall							
	Heating system replacement	$ 10.00	83560	sf			
	New HVAC system	$ 15.00	83560	sf	$ 1,253,400.00		
					$ 1,253,400.00	83560	$ 15.00
Total					$ 11,636,190.00		

ARCHITECTURAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

October 5th, 2001

NORTH CAMPUS — REHABILITATION ITEMS — INVESTMENT

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Bretchger							
	Replace roof	$ 5.80	40900	sf	$ 237,220.00		
	Install double glazing windows (21 sf)	$ 625.00	618	ea	$ 386,250.00		
	Internal finishes	$ 0.45	163250	sf	$ 73,462.50		
	Re-key for master	$ 50.00	217	ea	$ 10,850.00		
					$ 707,782.50	163250	$ 4.34
Gleasner Hall							
	Install double glazing windows	$ 625.00	244	ea	$ 162,500.00		
	Replace roof	$ 5.80	12800	sf	$ 74,240.00		
	Internal finishes	$ 0.45	51222	sf	$ 23,049.90		
	Re-key for master	$ 50.00	135	ea	$ 6,750.00		
	Upgrade elevator - refit	35000	1	ea	$ 35,000.00		
					$ 291,539.90	51222	$ 5.69
Spring Student Center							
	Replace roof	$ 5.80	17650	sf	$ 102,370.00		
	Internal finishes	$ 0.45	88095	sf	$ 39,642.75		
	Install double glazing windows	$ 625.00	256	ea	$ 160,000.00		
	Re-key for master	$ 50.00	131	ea	$ 6,550.00		
					$ 308,562.75	88095	$ 3.50
Dry Memorial Library							
	Replace roof	$ 5.80	8000	sf	$ 46,400.00		
	Install double glazing windows	$ 625.00	40	ea	$ 25,000.00		
	Internal finishes	$ 0.45	86082	sf	$ 38,736.90		
	Re-key for master	$ 50.00	60	ea	$ 3,000.00		
	Install elevator	$ 65,000.00	1	ea	$ 65,000.00		
					$ 178,136.90	86082	$ 2.07

ARCHITECTURAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

NORTH CAMPUS	REHABILITATION ITEMS	INVESTMENT					
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Nunan Service Building							
	Internal finishes	$ 0.45	21425	sf	$ 9,641.25		
	Repair concrete loading dock	$ 250.00	10	sf	$ 2,500.00		
					$ 12,141.25	21425	$ 0.57
Bell Sports Center							
	Replace entrance doors	$ 982.00	6	ea	$ 5,892.00		
	Internal finishes	$ 0.45	28537	sf	$ 12,841.65		
	Install double glazing windows	$ 625.00	40	ea	$ 25,000.00		
	Re-slope roof to reduce ponding	$ 5.75	500	sf	$ 2,875.00		
	Repairs to external concrete walls	$ 8.96	1440	sf	$ 12,902.40		
	Pointing to brickwork in the Gym	$ 30.25	900	sf	$ 27,225.00		
	Re-key for master	$ 50.00	50	ea	$ 2,500.00		
					$ 89,236.05	28537	$ 3.13
Kittenger Hall							
	Install double glazing windows	$ 625.00	92	ea	$ 57,500.00		
	Re-key for master	$ 50.00	180	ea	$ 9,000.00		
	Internal finishes	$ 0.45	83560	sf	$ 37,602.00		
	Upgrade elevator - refit	$ 35,000.00	1	ea	$ 35,000.00		
					$ 139,102.00	83560	$ 1.66
Mary Lou Rath C.C.							
	None						
Total		$140,353.31					

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

August 17, 2001

SOUTH CAMPUS

Campus Name	Id #	Health / Safety Investment	Rehabilitation Investment	FALL/SPRING weekly based		SUMMER weekly based		Use of Space (Teaching, Administration, Support, Service, Physical Education)	Flexibility / Adaptability Architecture / Site (Good / Fair / Poor)	Flexibility / Adaptability Electrical (Good / Fair / Poor)	Flexibility / Adaptability Mechanical (Good / Fair / Poor)	Flexibility / Adaptability Overall (Good / Fair / Poor)	Gross Floor Area	Enrollment Figures - Spring 2001	Total Acreage
				Utilization Day	Utilization Even	Utilization Day	Utilization Even								
		$	$	%	%	%	%		G/F/P	G/F/P	G/F/P	G/F/P	SF		
Shenton Administration	10	$119,251	$256,924					ADM	F	F	F		26,521		
Vocational/Technical Education	11	$193,088	$122,091	24.15	14.00	3.66	4.00	TEA	F	F	P		80,420	-	
Mathematics / Physical Science	12	$159,742	$112,615	41.85	19.68	30.26	22.07	TEA	F	F	P		52,280		
Business/Humanities/Social Science	13	$168,292	$120,224	47.24	32.07	26.12	20.86	TEA	F	F	P		46,535		
Student Center	14	$45,949	$259,717	23.75	6.36	0.00	0.00	ADM/SUP	F	F	P		94,458	-	
Physical Education	15	$233,755	$89,266	21.46	7.50	15.00	20.00	PHY	P	P	P		48,877		
Community Services	16	$18,313	$43,722					SER	F	P	F		17,602		
Vehicle Tech Center Training Facility	17	$16,950	$80,187					TEA	F	F	F		31,446		
Alumni House	18	$0	$886					ADM	P	G	F		1,969		
South Campus Site	19	$70,000							G					3,114	
Total Investment Cost		$1,025,320	$1,085,632												
Avereage Percentage				31.69	15.92	18.74	16.73								
Average Flexibility											F				
Campus Gross Floor Area													400,108		
Campuses Total Acreage															213
Campus Enrollment														3,114	

Revised 11/2002

ELECTRICAL REHABILIATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

SOUTH CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Shenton Administration							
	Electrical Secondary distribution upgrade			sf	$ 24,600.00		
					$ 24,600.00	26521	$ 0.93
Vocational Technical							
	Electrical Secondary distribution upgrade			sf	$ 47,300.00		
					$ 47,300.00	80420	$ 0.59
Mathematics/Physical S							
	Electrical Secondary distribution upgrade			sf	$ 38,900.00		
					$ 38,900.00	52280	$ 0.74
Business/Humanities/Soc							
	Electrical Secondary distribution upgrade			sf	$ 34,600.00		
					$ 34,600.00	46535	$ 0.74
Student Center							
	Electrical Secondary distribution upgrade			sf	$ 62,300.00		
					$ 62,300.00	94458	$ 0.66
Physical Education							
	Electrical Secondary distribution upgrade			sf	$ 39,900.00		
					$ 39,900.00	48877	$ 0.82
Community Services							
	Electrical Secondary distribution upgrade			sf	$ 22,600.00		
					$ 22,600.00	17602	$ 1.28

*Note: Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.

ELECTRICAL REHABILIATION ITEMIZATION SHEET*

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

SOUTH CAMPUS	REHABILITATION ITEMS				INVESTMENT			
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF	
Shenton Administration								
	Electrical Secondary distribution upgrade			sf	$ 24,600.00			
					$ 24,600.00	26521	$	0.93
Vocational Technical								
	Electrical Secondary distribution upgrade			sf	$ 47,300.00			
					$ 47,300.00	80420	$	0.59
Mathematics/Physical S								
	Electrical Secondary distribution upgrade			sf	$ 38,900.00			
					$ 38,900.00	52280	$	0.74
Business/Humanities/Soc								
	Electrical Secondary distribution upgrade			sf	$ 34,600.00			
					$ 34,600.00	46535	$	0.74
Student Center								
	Electrical Secondary distribution upgrade			sf	$ 62,300.00			
					$ 62,300.00	94458	$	0.66
Physical Education								
	Electrical Secondary distribution upgrade			sf	$ 39,900.00			
					$ 39,900.00	48877	$	0.82
Community Services								
	Electrical Secondary distribution upgrade			sf	$ 22,600.00			
					$ 22,600.00	17602	$	1.28

*Note. Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.

MECHANICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

SOUTH CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Shenton Administration							
	None						
Vocational Technical							
	None						
Mathematics/Physical S							
	None						
Business/Humanities/Soc							
	None						
Student Center							
	None						
Physical Education							
	None						
Community Services							
	None						

ARCHITECTURAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

SOUTH CAMPUS	REHABILITATION ITEMS	INVESTMENT					
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Shenton Administration							
	Replace Roof	$ 5.80	26521	sf	$ 153,821.80		
	Install double glazing windows (21 sf)	$ 625.00	90	ea	$ 56,250.00		
	Internal finishes	$ 0.45	26521	sf	$ 11,934.45		
	Re-key for master	$ 50.00	86	ea	$ 4,300.00		
	External step and ramp repairs	$ 2,500.00	2	ea	$ 5,000.00		
	Cut back trees around roof	$ 165.00	6	ea	$ 990.00		
					$ 232,296.25	26521	$ 8.76
Vocational Technical							
	Replace windows	$ 625.00	37	ea	$ 23,125.00		
	Internal finishes	$ 0.45	80420	sf	$ 36,189.00		
	External step and ramp repairs	$ 2,500.00	3	ea	$ 7,500.00		
	Re-key for master	$ 50.00	132	ea	$ 6,600.00		
	Cut back trees around roof	$ 165.00	8	ea	$ 1,320.00		
					$ 74,734.00	80420	$ 0.93
Mathematics/Physical S							
	Replace windows	$ 625.00	59	ea	$ 36,875.00		
	Internal finishes	$ 0.45	52280	sf	$ 23,526.00		
	External step and ramp repairs	$ 2,500.00	2	ea	$ 5,000.00		
	Re-key for master	$ 50.00	148	ea	$ 7,400.00		
	Cut back trees around roof	$ 165.00	4	ea	$ 660.00		
					$ 73,461.00	52280	$ 1.41

ARCHITECTURAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

SOUTH CAMPUS **REHABILITATION ITEMS** **INVESTMENT**

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Business/Humanities/Soc							
	Replace windows	$ 625.00	83	ea	$ 51,875.00		
	Internal finishes	$ 0.45	46535	sf	$ 20,940.75		
	External step and ramp repairs	$ 2,500.00	2	ea	$ 5,000.00		
	Re-key for master	$ 50.00	140	ea	$ 7,000.00		
	Cut back trees around roof	$ 165.00	6	ea	$ 990.00		
					$ 85,805.75	46535	$ 1.84
Student Center							
	Replace windows	$ 625.00	214	ea	$ 133,750.00		
	Internal finishes	$ 0.45	94458	sf	$ 42,506.10		
	External step and ramp repairs	$ 2,500.00	4	ea	$ 10,000.00		
	Re-key for master	$ 50.00	210	ea	$ 10,500.00		
	Cut back trees around roof	$ 165.00	4	ea	$ 660.00		
	Repair crack to Library wall	$ 4.38	50	ea	$ 218.00		
					$ 197,634.10	94458	$ 2.09
Physical Education							
	Replace windows	$ 625.00	29	ea	$ 18,125.00		
	Internal finishes	$ 0.45	48877	sf	$ 21,994.65		
	External step and ramp repairs	$ 2,500.00	2	ea	$ 5,000.00		
	Re-key for master	$ 50.00	74	ea	$ 3,700.00		
	Cut back trees around roof	$ 165.00	2	ea	$ 330.00		
					$ 49,149.65	48877	$ 1.01

ARCHITECTURAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

SOUTH CAMPUS **REHABILITATION ITEMS** **INVESTMENT**

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Community Services							
	Internal finishes	$ 0.45	17602	sf	$ 7,920.90		
	External step and ramp repairs	$ 2,500.00	2	ea	$ 5,000.00		
	Replace windows	$ 625.00	11	ea	$ 6,875.00		
	Re-key for master	$ 50.00	25	ea	$ 1,250.00		
					$ 21,045.90	17602	$ 1.20
Total		$ 23,228.31					

Erie Community College Institutional Assessment / Feasibility Study
Project Number: 3982-01

August 17, 2001

CITY CAMPUS

Campus Name	Id #	Health / Safety Investment	Rehabilitation Investment	FALL/SP RING weekly based		SUMMER weekly based		Use of Space (Teaching, Administration, Support, Service, Physical Education)	Flexibility / Adaptability Architecture / Site (Good / Fair / Poor)	Flexibility / Adaptability Electrical (Good / Fair / Poor)	Flexibility / Adaptability Mechanical (Good / Fair / Poor)	Flexibility / Adaptability Overall (Good / Fair / Poor)	Gross Floor Area	Enrollment Figures - Spring 2001	Total Acreage
				Utilization Day	Utilization Even	Utilization Day	Utilization Even								
		$	$	%	%	%			G/F/P	G/F/P	G/F/P	G/F/P	SF		
Academic Building	20	$333,600	$456,200	45.29	23.26	20.40	8.48	TEA/ADM	P	G	F	F	220,000		
Athletic Building	21	$28,000	$145,410	23.61	4.72	3.61	0.00	PHY/TEA	P	F	F	F	114,900		
City Campus Site	22	$0	$0						G			G			
Total Investment Cost		$361,600	$601,610												
Average Percentage				34.45	13.99	12.01	8.48								
Average Flexibility									F						
Campus Gross Floor Area													334,900		
Campuses Total Acreage															3
Campus Enrollment														2,314	

Revised: 01/11/2002

ELECTRICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number: 3982-01

October 5th, 2001

CITY CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Academic				sf	$ 52,000.00		
	Upgrade some office lighting				$ 52,000.00	220000	$ 0.24
Athletic Building				sf	$ 28,000.00		
	Revise power distribution for events				$ 28,000.00	114900	$ 0.24

*Note: Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.

ELECTRICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

CITY CAMPUS **REHABILITATION ITEMS** **INVESTMENT**

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Academic							
	Upgrade some office lighting			sf	$ 52,000.00		
					$ 52,000.00	220000	$ 0.24
Athletic Building							
	Revise power distribution for events			sf	$ 28,000.00		
					$ 28,000.00	114900	$ 0.24

*Note: Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.

MECHANICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

CITY CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Academic							
	None						
Athletic Building							
	None						

ARCHITECTURAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

CITY CAMPUS	REHABILITATION ITEMS				INVESTMENT		
Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Academic							
	Repaint windows	$ 96.00	440	ea	$ 42,240.00		
	Replace roof - vestibule	$ 5.80	300	sf	$ 1,740.00		
	Repair roof drains	$ 280.00	14	ea	$ 3,920.00		
	Seal floor craks	$ 0.80	20000	sf	$ 16,000.00		
	Repair plaster	$ 8.00	850	ea	$ 6,800.00		
	Exterior masonry repairs				$ 85,000.00		
	Maintenance of Tower				$ 50,000.00		
	Repair roof copper flashing	$ 8.05	4160	sf	$ 33,488.00		
	Repair sewer around boiler area				$ 50,000.00		
	External step and ramp repair	$ 2,500.00	4	ea	$ 10,000.00		
	Internal finishes	$ 0.45	220000	sf	$ 99,000.00		
					$ 398,188.00	220000	$ 1.81
Athletic Building							
	Repairs to roof cork	$ 5.80	300	sf	$ 1,740.00		
	Repair doors - swelling	$ 32.80	70	sf	$ 2,296.00		
	Investigate rust to Sports hall columns				$ 25,000.00		
	Seal Pool balcony floor cracks	$ 0.80	1860	sf	$ 1,488.00		
	Repair precast concrete joints	$ 3.81	5100	sf	$ 19,431.00		
	Internal finishes	$ 0.45	114900	sf	$ 51,705.00		
					$ 101,660.00	114900	$ 0.88
Total		$ 2,942.76					

MECHANICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

CITY CAMPUS

REHABILITATION ITEMS

INVESTMENT

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Academic							
	None						
Athletic Building							
	None						

ELECTRICAL REHABILITATION ITEMIZATION SHEET

Erie Community College Institutional Assessment / Feasibility Study

Project Number; 3982-01

October 5th, 2001

CITY CAMPUS — REHABILITATION ITEMS — INVESTMENT

Building Name	Item Requiring Repair	Unit Cost	Quantity	Unit	Total Cost	Total Building Area	Total Building Cost SF
Academic							
	Upgrade some office lighting			sf	$ 52,000.00		
					$ 52,000.00	220000	$ 0.24
Athletic Building							
	Revise power distribution for events			sf	$ 28,000.00		
					$ 28,000.00	114900	$ 0.24

*Note: Electrical Secondary distribution upgrade will include additional panels for additional power demands of the college.